

Fairbourne Lane, Harrietsham, Maidstone, Kent, ME17 1LQ

Offers In Excess Of £850,000

Page & Wells

Issuing Office: BEARSTED
Tel: 01622 739574

NO FORWARD CHAIN This delightful 16th-century detached period cottage, offering three double bedrooms, is nestled in a picturesque semi-rural setting on Fairbourne Lane, surrounded by 1.6 acres of beautifully landscaped grounds. A charming stream meanders through the property, complete with a tranquil decked seating area perfect for enjoying the sounds of nature.

The cottage itself, unencumbered by any listing, is accessed via a substantial driveway with parking for up to 10 vehicles. Inside, a barn-style door opens into a bright and airy sitting room featuring exposed beams, solid herringbone parquet flooring, and an inglenook fireplace with a log burner. The ground floor also comprises a kitchen/breakfast room with an Aga and rear garden access, and an updated bathroom with a roll-top bath. Upstairs, three generous double bedrooms await, with the added benefit of a large eaves storage space.

Externally, the meticulously maintained grounds provide secure areas for geese and chickens, and a large field to the rear is suitable for various uses. Additional storage is available in the outbuildings, including a tractor store with a toilet and a garden store.

Tenure: Freehold. Council Tax Band: F. EPC rating: E.







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LOCATION:
Situated on the outskirts of the popular village of Harrietsham, which benefits from convenient access to various amenities such as a general store, supermarket, pub, primary school, parish church, doctors surgery, and a London line station. Additionally, the larger village of Lenham is within a distance of approximately 2 miles, offering further amenities. Maidstone, the county town of Kent, is also easily accessible, being approximately 8 miles away.

GROUND FLOOR:
Entrance door to a ...

Sitting Room

Hallway

Kitchen/Breakfast Room

Rear Lobby

Bathroom

FIRST FLOOR:

Landing

Bedroom 1

Bedroom 2

Bedroom 3

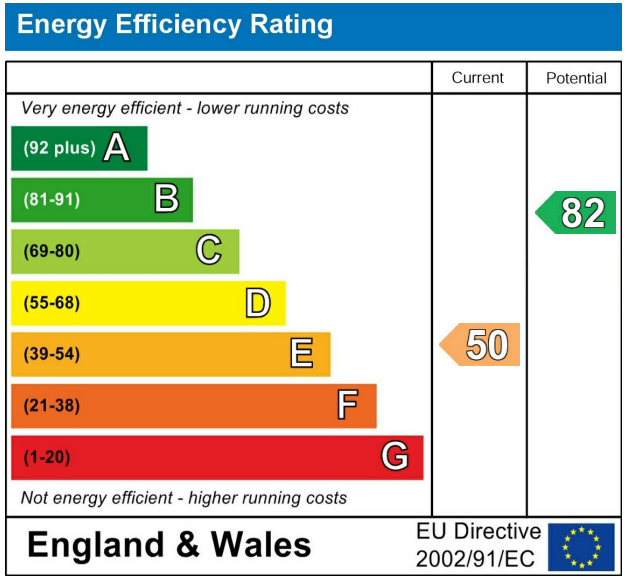
EXTERNALLY:

Gardens

Tractor Store

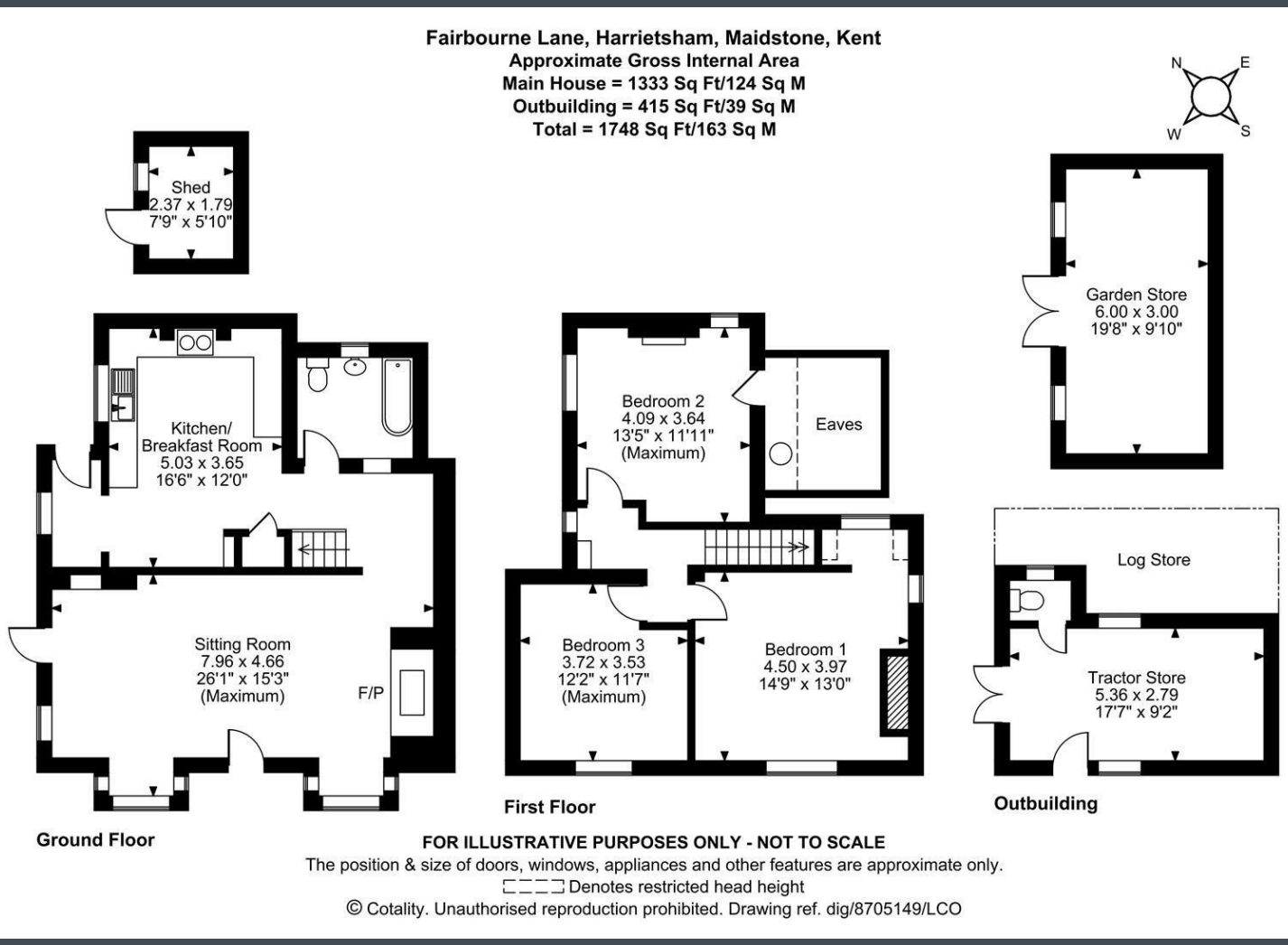
Garden Store

VIEWING
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.



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Fairbourne Lane, Harrietsham, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1333 Sq Ft/124 Sq M
Outbuilding = 415 Sq Ft/39 Sq M
Total = 1748 Sq Ft/163 Sq M



Ground Floor **First Floor** **Outbuilding**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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