



Bramble Cottage, Fairbourne Lane, Harrietsham, Maidstone, Kent, ME17 1LQ
Offers in the region of £750,000



No forward chain. A quite delightful period cottage which stands in a rural setting in Fairbourne Lane surrounded by open countryside. Standing in grounds of approximately 3-acres (unmeasured), there is a delightful stream running through the grounds.

The cottage itself dates from 16th century and escaped from being listed. The property has very considerable charm with a beautiful inglenook fireplace in the living room and many exposed beams. The house was extended in more recent times and offers further potential subject to the necessary consents being obtained. Fairbourne Lane is situated on the outskirts of Harrietsham. The immediate area offering excellent local amenities, the county town is about 8-miles distant providing a wide range of shopping, educational and social facilities. There is convenient access to mainline stations and to the M20 motorway network. Internal inspection of this lovely home is thoroughly recommended by the sole selling agents. EPC rating: F. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Entrance door to a ...

Beautiful Living Room: 26' x 12'5 (7.92m x 3.78m)

Divided to provide a dining area. The LIVING ROOM has feature oak flooring. Exposed wall and ceiling beams. Inglenook fireplace with oak bressummer. Fitted wood burning stove. Bay window. The DINING AREA has matching flooring. Bay window. Two wall light points. Display alcove. Glazed double doors opening to the garden.

Hallway

Oak flooring. Exposed ceiling beams. Wall light points. Staircase to the first floor.

Kitchen/Breakfast Room: 16'5 x 11'9 (5.00m x 3.58m)

Extensive range of tiled work surfaces with cupboards and drawers under. Inset sink unit with side drainer and further cupboards beneath. Range of fitted wall cupboards. Understairs storage cupboard. Oil fired AGA providing hot water. Plumbing for washing machine and dishwasher. Exposed wall and ceiling beams. Access to ...

Rear Lobby

Matching oak flooring. Stable door to garden.

Bathroom

Roll top bath with claw feet, mixer tap and shower. Pedestal wash hand basin. Display shelving. Radiator/towel rail. Half tiled walls. Shaver point.

FIRST FLOOR:

Landing

Access to loft space. Built in cupboard.

Bedroom 1: 14'1 x 12'10 (4.29m x 3.91m)

Double aspect room. Exposed ceiling beams. Three wall light points.

Bedroom 2: 13'6 x 12' (4.11m x 3.66m)

Double aspect room. Built in cupboard. Feature original fireplace.

Bedroom 3: 12'2 x 11'5 (3.71m x 3.48m)

Exposed ceiling beams. Inset ceiling lighting.

EXTERNALLY:

Double gates open to a pea shingled driveway providing extensive parking facilities. Set within the grounds is DETACHED GARAGE BUILDING (17'5 x 9') providing an IMPLEMENT STORE with adjoining garden WC.

GARDENS & GROUNDS:

These are an absolute feature to the property. There is a formal area of garden to the front of the house with well stocked flower and shrub borders. An extensive area of lawn leads down to a fast flowing stream which flows throughout the extent of the garden. Beyond the stream there are grasslands and an orchard with a variety of fruit trees. Neat hedging screens a former vegetable garden.

Greenhouse. These delightful grounds extend in all to about 3-acres (unmeasured) and provide a wonderful setting for this period cottage.

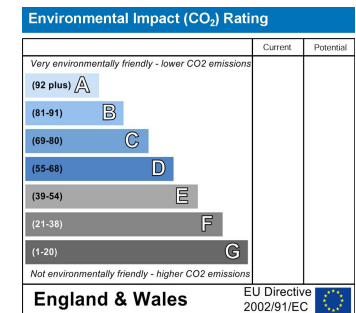
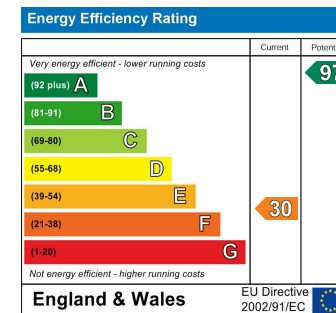
VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

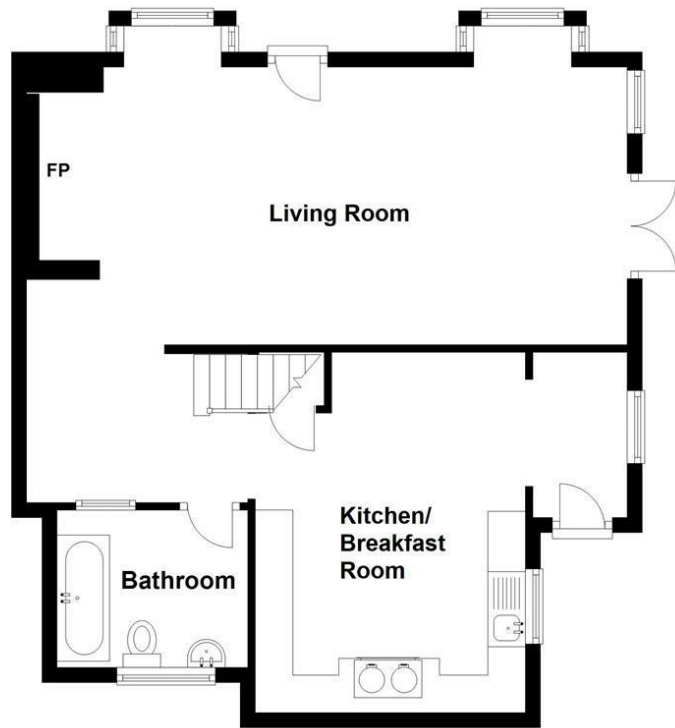
Leave Maidstone on the A20 Ashford Road and proceed to Harrietsham. Turn right into Fairbourne Lane, past the mill pond and continue on where the property will be found on the right hand side.



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Ground Floor



First Floor



Total area: approx. 1215.9 sq. feet

