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Asking Price £475,000
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Wheatgratten Farm Cottages, Forstal Road Lenham, Maidstone, ME17 2DR

Located within the charming semi-rural surroundings of Lenham, this beautifully improved and sympathetically extended three-bedroom cottage, formerly the ex-farm works residence, enjoys a peaceful setting with attractive countryside views and a local working farm nearby, offering the perfect blend of rural character and modern family living.

During the current owners' tenure, the property has undergone thoughtful enhancement, including the relocation and reconfiguration of the kitchen to create a more practical and sociable layout. In addition, a carefully considered extension has been added in keeping with the original style and character of the cottage, providing valuable additional living accommodation and a further bedroom while maintaining the home's attractive appearance.

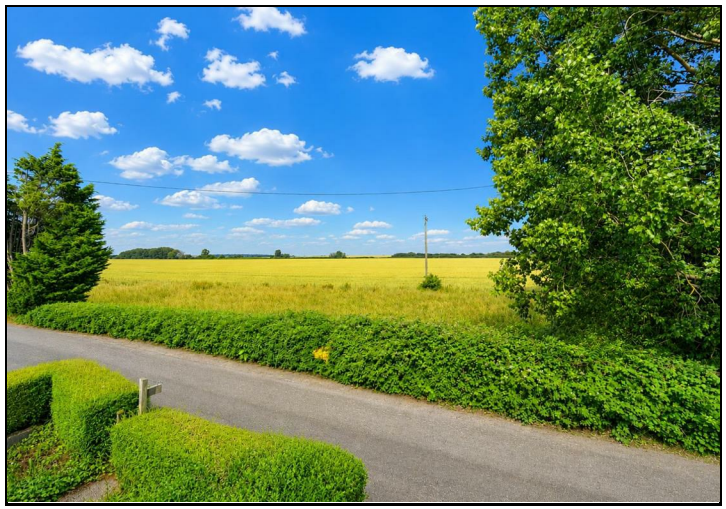
The ground floor offers a welcoming lounge centred around a fireplace, creating a cosy focal point for family life. The spacious dining area seamlessly connects the principal living spaces and provides an excellent setting for both everyday dining and entertaining. Then there's the country-style kitchen. For many buyers, this will be the room that seals the deal. Well-equipped with extensive storage, generous wood-work surfaces, breakfast bar, butlers sink and integrated appliances, it's a space built around real life rather than showroom photographs. Everything sits exactly where you want it, making busy mornings, family dinners and weekend entertaining equally effortless, all whilst framing the garden via those charming bi-folding doors, complimented by a W/C & Utility area, everything's been thought of!

To the first floor, the property boasts three well-proportioned bedrooms, including the additional bedroom created through the extension. The family bathroom serves the bedrooms, accommodation and is conveniently positioned, consisting of a quaint, free-standing rolltop bath with shower over, wash hand basin & W/C.

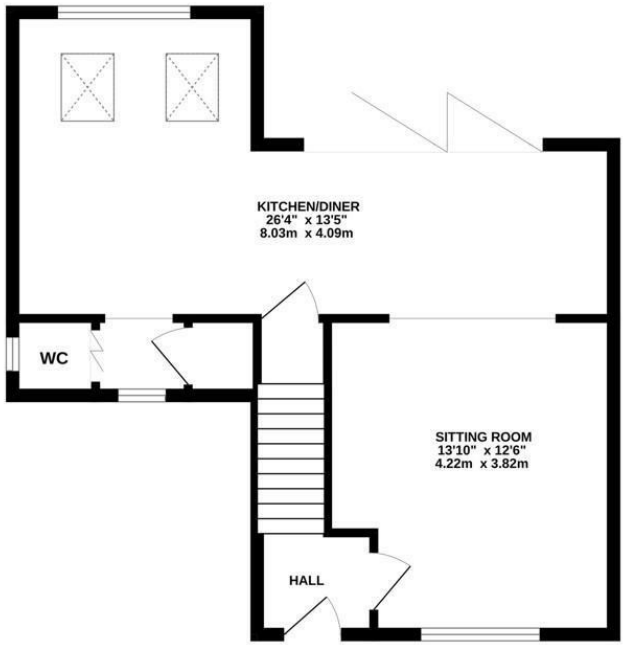
Externally, the garden continues to impress, with a patio area, directly outside those bi-folding doors, a mainly laid to lawn area is beyond the patio, with tall established trees lining the properties boundary. The home also benefits from its enviable location within this attractive rural setting, with picturesque field views nearby and the charm of the surrounding Kent countryside on the doorstep. Lenham village offers a range of local amenities, schooling, and transport links, making this an excellent opportunity for buyers seeking a countryside lifestyle without sacrificing convenience.

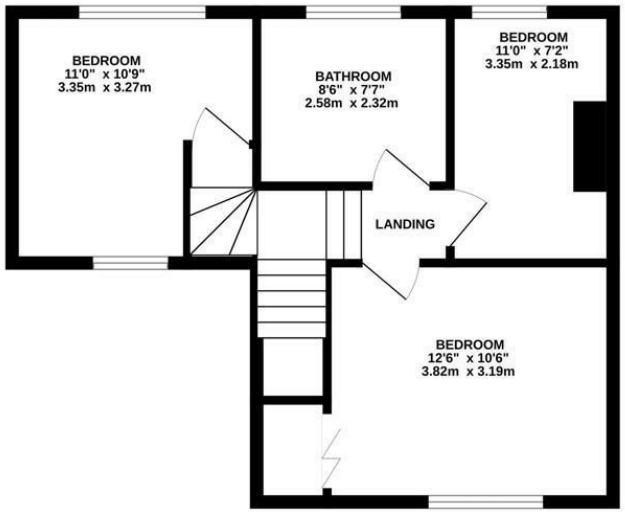
KEY FEATURES

- Beautifully extended, 3 Bedroom End Of Terrace - Open Field Views
- Enjoying a delightful semi-rural setting, surrounded by attractive countryside and neighbouring farmland, creating a peaceful village lifestyle.
- Thoughtfully reconfigured kitchen & utility room, to provide a practical and sociable heart of the home.
- Dinning area complimented by stunning b-folding doors, Ideal for entertaining
- Wonderful field views, allowing owners to enjoy the sights and atmosphere of the surrounding Kent countryside.
- Comfortable family lounge, fitted with log-burning stove & idyllic outlook over fields
- 3 Ample Bedrooms, With bedroom 1 offering fabulous far reaching field views to front
- Family bath-suite boasting roll-top bath, W/C & Wash hand basin
- Located in the highly desirable village of Lenham, combining rural tranquillity with convenient access to local amenities, schools, and transport links.
- EPC Rating: D (57) - Council Tax Band: D - Oil fired central heating | Water-treatment plant



YOUR BRIGHT AND TINY SPARK LIGHTS THE DARK
hello little one





TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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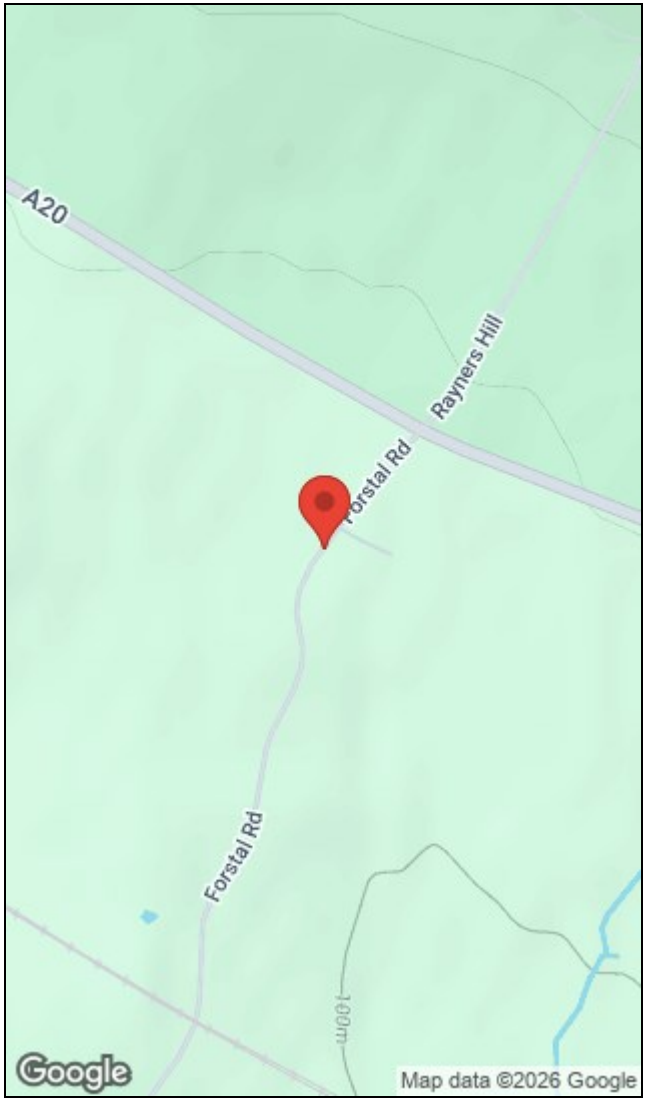

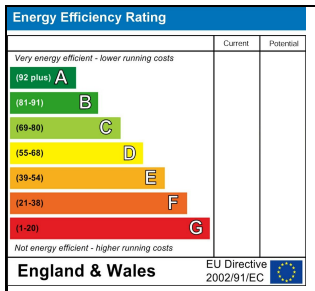

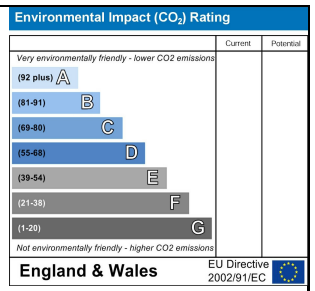

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