



Ibbett Mosely

260 Kent Street, Mereworth, Maidstone, Kent,
ME18 5QS



A great opportunity to buy an extended Victorian Cottage with fabulous countryside views to the rear. With NO ONWARD CHAIN, the property offers two reception rooms plus a conservatory, a cellar ripe for conversion, three bedrooms over two floors and a modern bathroom.

A good sized rear garden with extensive countryside views tops off this rarely available home.

- Extended Three Bedroom Victorian Semi Detached Cottage
- Stunning countryside views
- Private South Facing rear garden
- Street parking available
- No onward chain
- Quiet no through road
- Two Reception Rooms
- Conservatory - Solar Panels for Efficiency
- EPC Rating D - Council Tax Band E
- Guide Price £425,000

Sitting Room 12'3"x 11'0"

This inviting sitting room features warm wooden flooring and a charming exposed brick fireplace housing a wood-burning stove, creating a cosy focal point. The room is well-lit with natural light and has a doorway leading to the kitchen, enhancing the flow between the spaces.

Reception Room 19'3" x 11'4"

Large added reception room that runs from front to back with French doors to the rear, flexible of use as a main reception room, additional bedroom or workspace.

Kitchen 12'1" x 8'11"

The kitchen is well-appointed with

cream cabinetry and wood-effect work surfaces. It includes integrated appliances such as an oven and gas hob, with a washing machine also fitted under the counter. A window provides views to the outside, and the room enjoys the character of exposed ceiling beams. A door leads through to the conservatory, connecting indoor and outdoor spaces. A lift up door gives access to the cellar.

Conservatory 10'11" x 10'3"

The conservatory is a delightful, light-filled room with a polygonal shape and large windows on all sides, offering far-reaching views of the surrounding countryside. It opens directly onto the garden, making it an ideal spot for relaxing or enjoying the outdoors while being sheltered.





Cellar / Basement

11'11" x 10'11"

The basement room is a simple, undecorated space with exposed wooden beams and a plain plastered finish. It offers potential for conversion or use as a storage or utility area, depending on the buyer's needs.

Bedroom 1

14'6 x 11'5

A double bedroom on the first floor, this room is carpeted and has a double aspect windows providing natural light and views to the countryside. It is a comfortable size with neutral decor.

Walk-in Wardrobe

A walk-in wardrobe adjoins this bedroom, offering extensive storage space with shelving and hanging rails. The space is narrow and carpeted, providing practical organisation for clothing and accessories.

Bathroom

Bright and modern, this bathroom is fitted with a white suite including a bath, separate shower cubicle, and a wash basin set into a vanity unit. The neutral tiling and flooring create a fresh and clean atmosphere, complemented by a window overlooking the garden.





Bedroom 3

11'0 x 8'4"

The bedroom makes for a comfortable single room with laminate wood effect flooring and window to the front allowing natural light into the room.

Bedroom 2

12'1" x 12'0"

Extended into the loft this double bedroom is light and airy with a velux style skylight looking out to the rear views across open countryside and window to the side of the house offering dual aspect light.



South Facing Rear Garden

The garden extends from the rear of the property, with a paved patio area leading onto a lawn bordered by mature shrubs and trees.

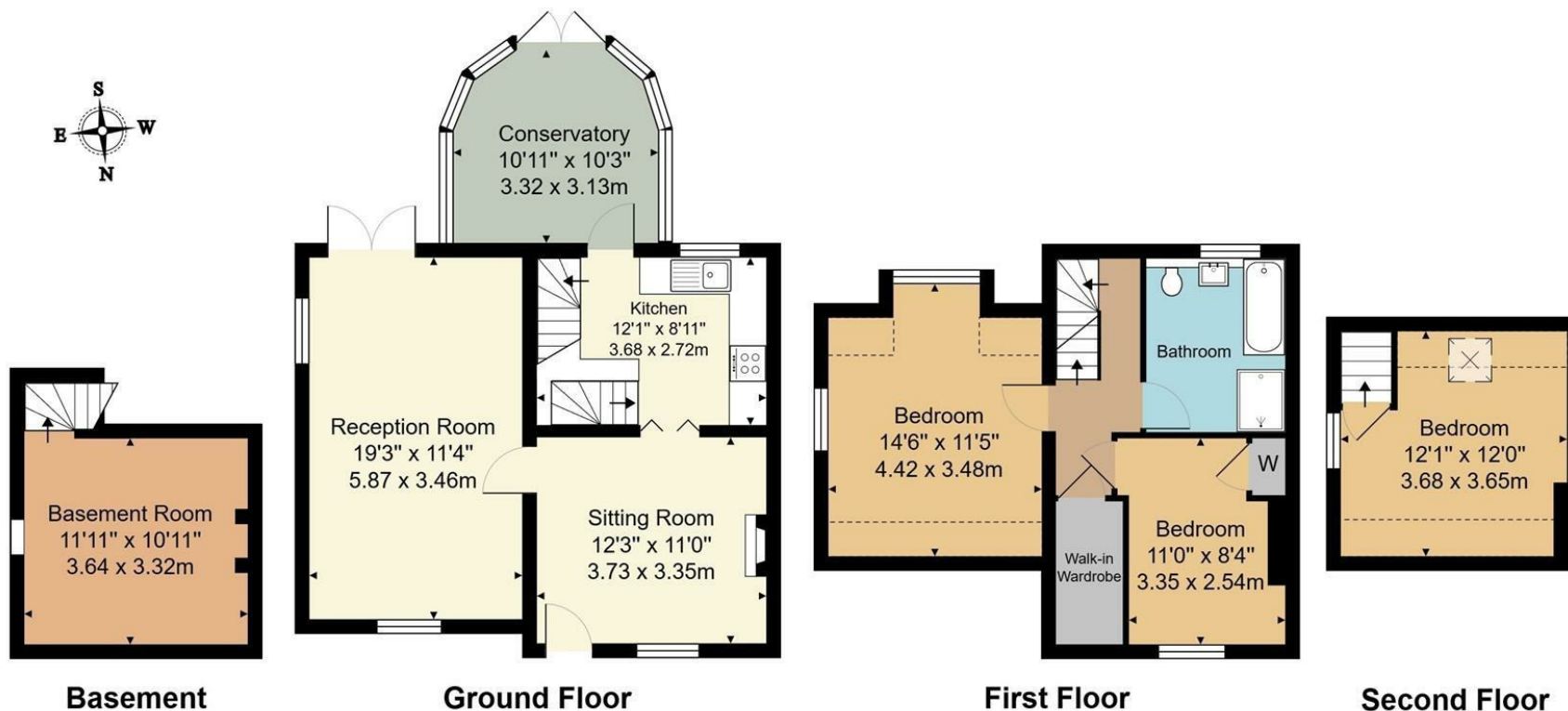
Beyond the garden, there are sweeping views of open farmland and distant hills, presenting a peaceful rural setting ideal for enjoying outdoor living.



Location

Mereworth is a small village lying just off the current A26 Maidstone to Tonbridge road. It lies between the villages of Watlingbury and West Peckham near the crossing of Seven Mile Lane with the A26. Mereworth has its own primary school and historic church. The Maidstone to Tonbridge bus service passes through the village, and the nearest main line stations are West Malling about 3 miles and Paddock Wood about 5 miles south. The M20 motorway is accessible 4 miles to the north at Wrotham Heath.





Approx. Gross Internal Area 1296 ft² ... 120.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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EPC Rating- D

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