



BRIGADOON
THE STREET ULCOMBE KENT ME17 1DX



**Lambert
& Foster**



HEADCORN VILLAGE AND MAINLINE STATION APPROX 3.5 MILES | M20 (JUNCTION 8) APPROX 5 MILES
COUNTY TOWN OF MAIDSTONE APPROX 9 MILES

BRIGADOON THE STREET ULCOMBE KENT ME17 1DX

An individual detached bungalow, circa 1960s, offering considerable potential to extend and improve (subject to pp) currently providing two bedroom accommodation, complemented by established lawned gardens, the total plot extending to approximately 1.26 acres, including a steel portal framed agricultural barn, greenhouses, summerhouse, shed and log store, all set back from the village high street, adjoining and overlooking orchards and countryside beyond. Subject to an Agricultural Occupancy Condition (AOC)

GUIDE PRICE £450,000 FREEHOLD (subject to AOC)



SITUATION

Brigadoon occupies a village location below the Greensands Way, set back from the high street and backing onto orchards/farmland, affording a good degree of privacy. Ulcombe provides a primary school and recreation ground. Neighbouring Headcorn provides a good range of amenities including independent shops, Sainsbury's local, dental and doctor's surgery, primary school, post office, public houses and mainline railway station. The County town of Maidstone provides a comprehensive range of amenities.

DIRECTIONS

On entering Ulcombe village from the direction of Headcorn, follow the high street and almost opposite the primary school, turn right into the wide tarmac drive (look out for the setback oast), proceed in, keeping to the right and Brigadoon will be seen straight ahead.



DESCRIPTION

Brigadoon is an individual detached bungalow circa 1960s, presenting brick elevations set with replacement UPVC double glazed windows, UPVC barge boards and soffits beneath a pitched and hipped tiled roof. Considerable scope exists, subject to obtaining all relevant planning consents, to update, alter and/or extend. The accommodation includes a hall with access to a double aspect sitting room with fireplace housing a wood burning stove. A kitchen/breakfast room has fitted units, space and electric point for a single oven electric Aga, space and plumbing for a washing machine, space electric point for fridge and an aspect to side. A rear porch houses a Grant oil fired boiler providing domestic hot water and central heating. From the hall, access to two double bedrooms, bedroom one with fitted wardrobe and an aspect to front. The bathroom includes a pedestal wash hand basin, panelled bath with plumbed in shower over and two heated towel rails, a tiled floor and obscure glazed window. Positioned alongside is a separate wc.





GARDENS AND GROUNDS

Brigadoon is approached over a wide tarmac drive (over which Brigadoon has a right-of-way) leading to a five bar gate opening onto ample gravelled parking and leading to a detached fully enclosed, steel portal framed agricultural building approximately 12.5 m x 5.8 m with carport alongside. This building has electricity connected and has a concrete floor. The gardens are a fine feature, the total plot extending to approximately 1.26 acres, laid to lawn, punctuated with a number of ornamental trees, box hedging, timber summerhouse, paved sun terrace with timber framework over for sun canopy, garden shed, kitchen garden area with raised beds and three greenhouses with established Grapevine, a former concrete sectional garage now used a useful log store. The whole is enclosed by established hedging, enjoying views out across farmland and countryside beyond.







FLOOR PLANS

Brigadoon, The Street, Ulcombe, Maidstone, ME17 1DX

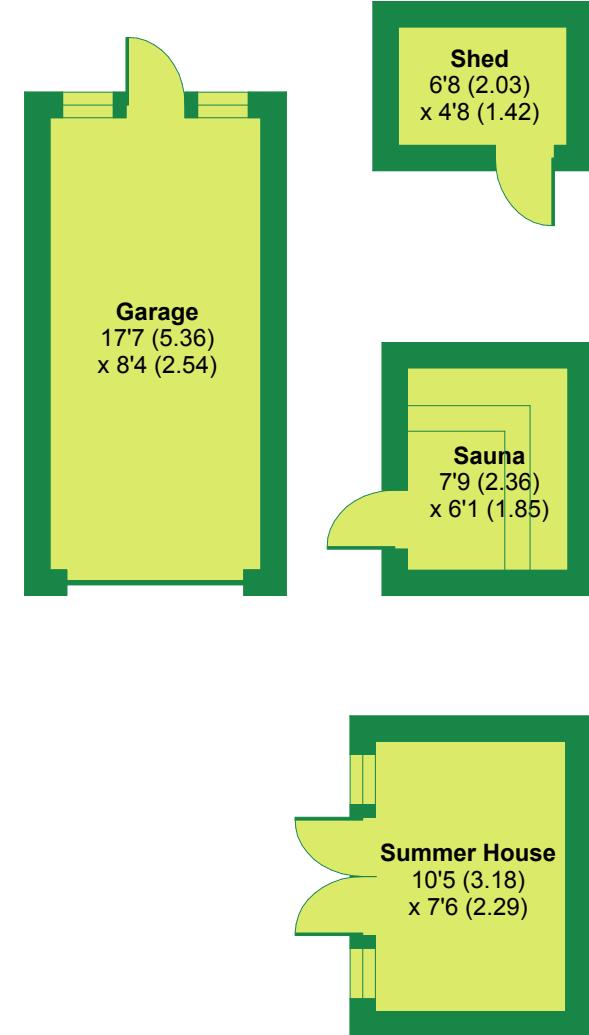
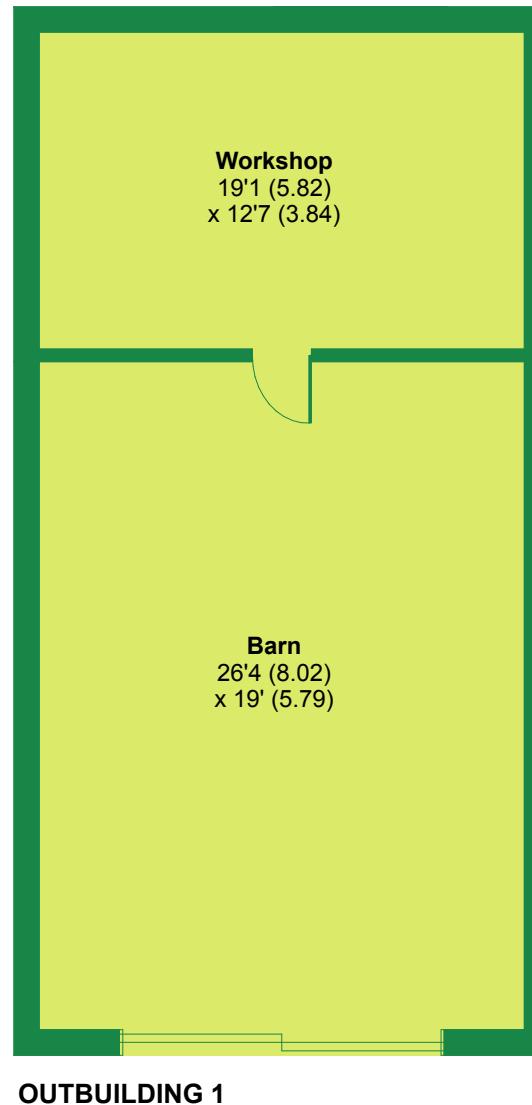
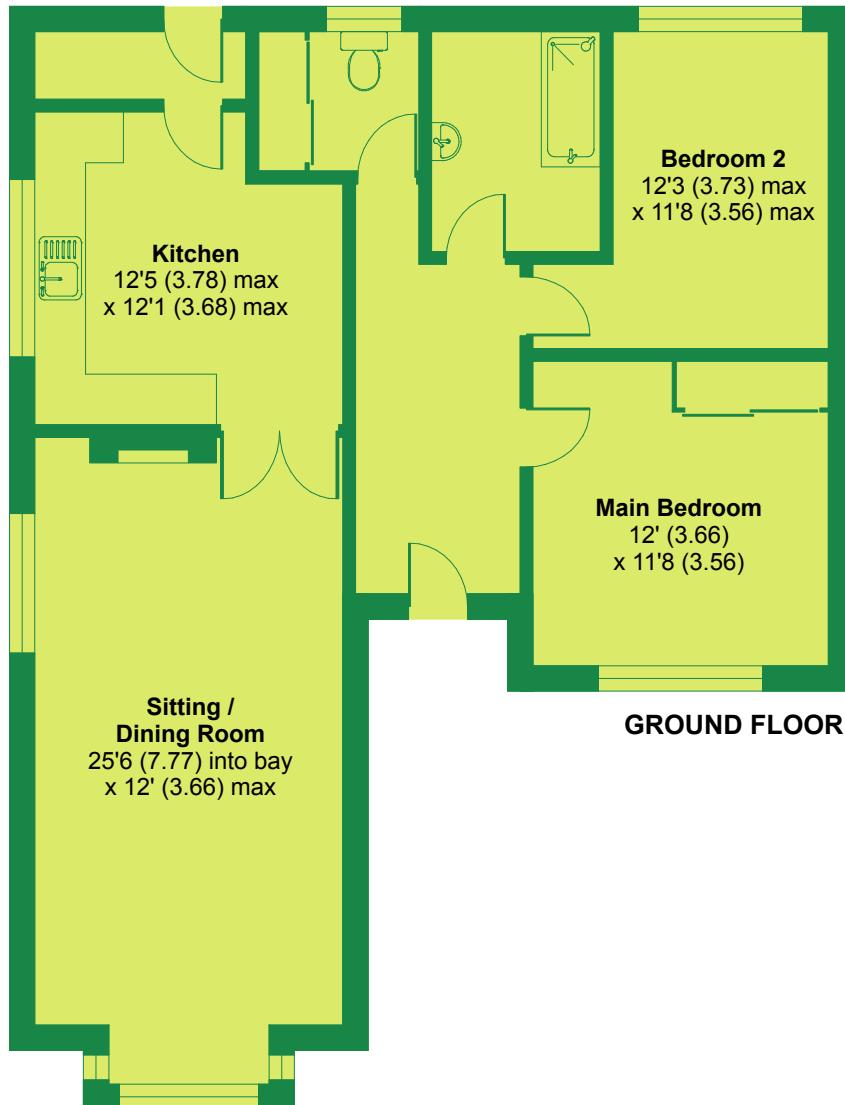
Approximate Area = 949 sq ft / 88.1 sq m

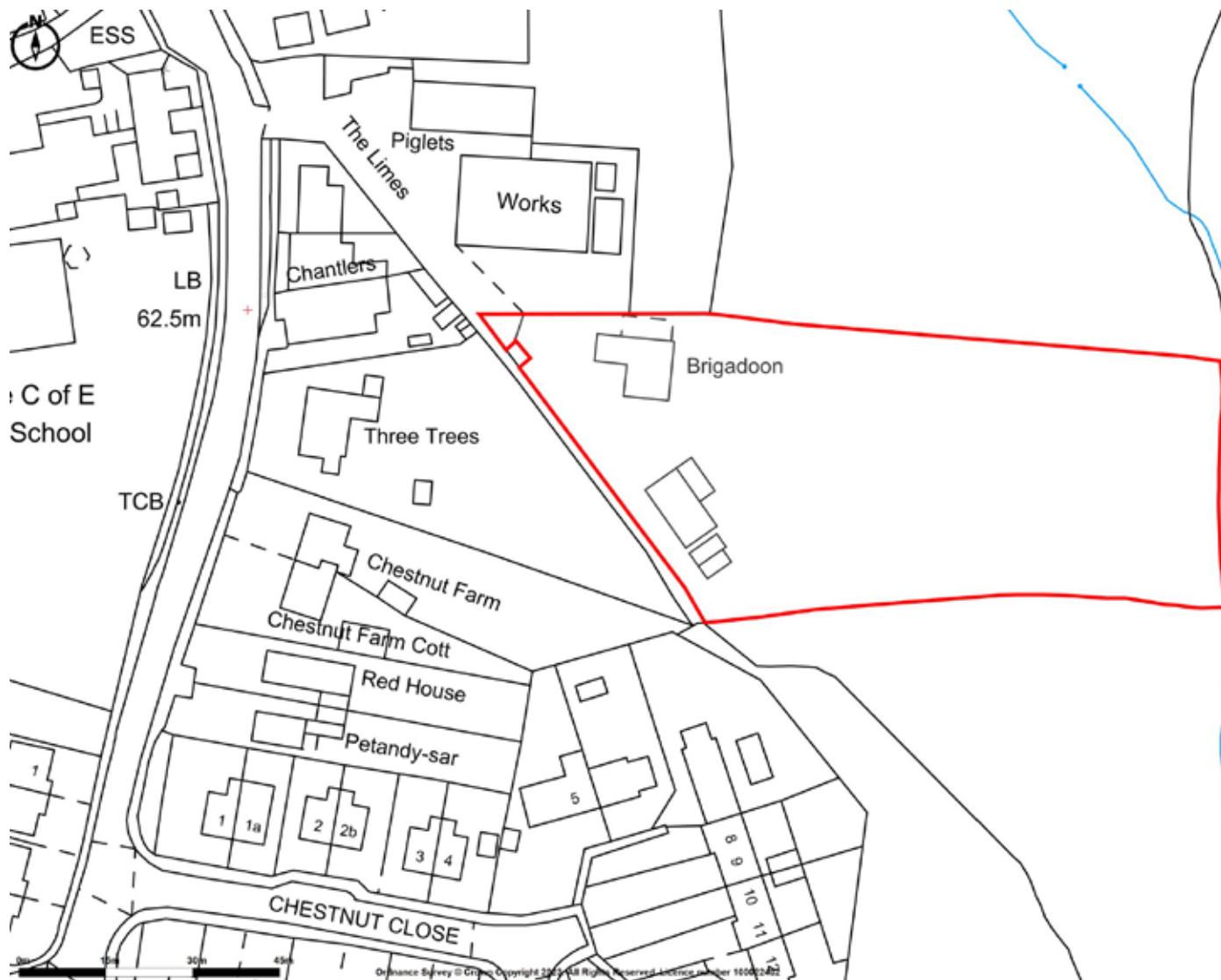
Outbuilding(s) = 914 sq ft / 84.9 sq m

Garage = 148 sq ft / 13.8 sq m

Total = 2011 sq ft / 186.8 sq m

For identification only - Not to scale





VIEWINGS:

Strictly by appointment with our Cranbrook office
(01580) 712888 cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity water and drainage.
Oil fired central heating.

METHOD OF SALE: FREEHOLD.

LOCAL AUTHORITY: Maidstone Borough Council
(01622) 602000 Maidstone.gov.uk

AGENT'S NOTE/PLANNING RESTRICTIONS:

Brigadoon is subject to an Agricultural Occupancy Condition (AOC) planning stating the occupation of the dwelling should be limited to persons employed or last employed locally in agriculture as defined in section 220 (1) of the Town & Country planning act 1971 or forestry and the dependents of such persons. **If in doubt of your compliance with the AOC please consult with your solicitor prior to viewing.**

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

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