



19 The Street  
Detling, Maidstone  
ME14 3JT

Guide Price £300,000 - £325,000

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**Grade II listed cottage in village location.**



## Description

Exquisite Grade II listed period cottage set in the heart of this sought after village nestling at the base of the North Downs on the ancient Pilgrims Way. From the moment the threshold is crossed the charm and character of this delightful cottage surrounds you. With exposed beams, open fireplace, stripped flooring, braced doors together with a cat slide roof to the rear. The plot is a joy the personification of a cottage garden. Highly recommended. Agents Note: It is considered that this property would achieve £1200 as a monthly rental on an assured short hold tenancy.

## Location

Detling Village is steeped in history and located at the base of the North Downs, three miles north of the County town. Within 50 metres of the Pilgrims Way, which in turn provides access onto the North Downs, an area of outstanding natural beauty. The village has local pub, church, village hall and pre-school and is easily accessible onto the extensive local motorway network.

The nearby village of Bearsted has a mainline railway station connected to London on the Victoria Line and a selection of local amenities approximately two miles distant. Maidstone the County town offers a more comprehensive selection of amenities including a wider selection of schools for older children, two museums, County library, multi-screen and two further railway stations connected to London.

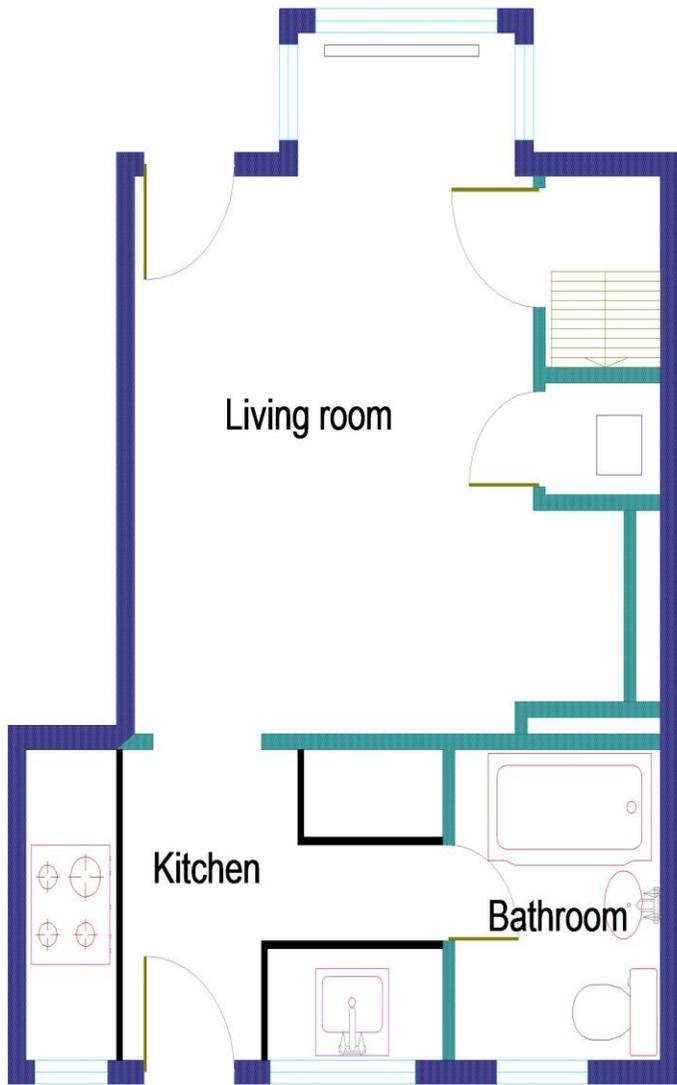
## Council Tax Band

C

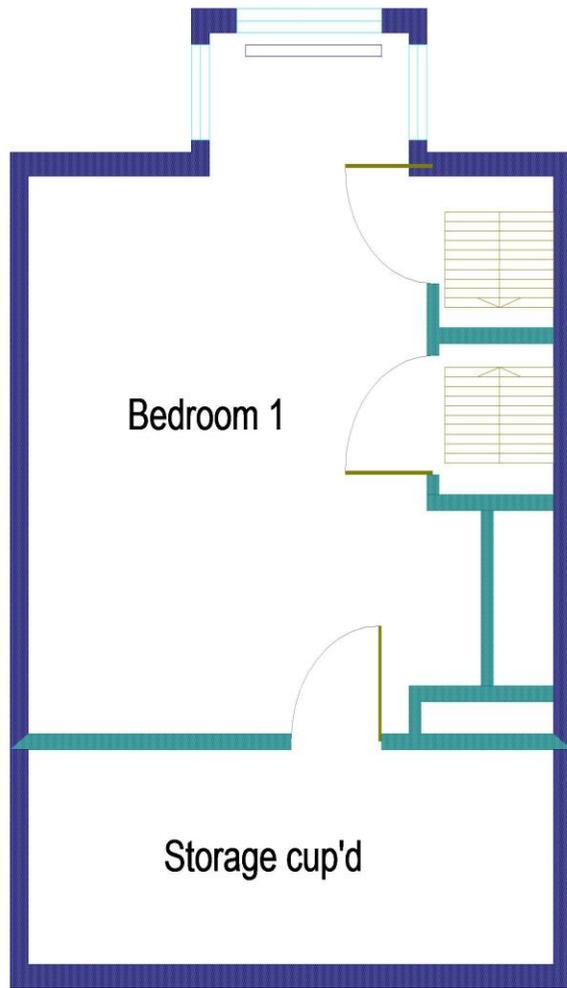
## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**





Ground Floor



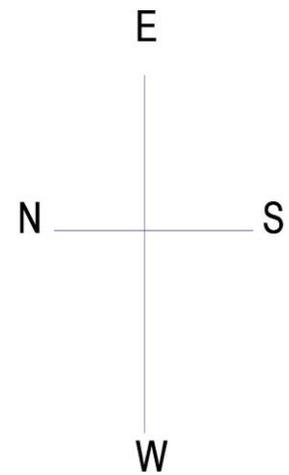
First Floor

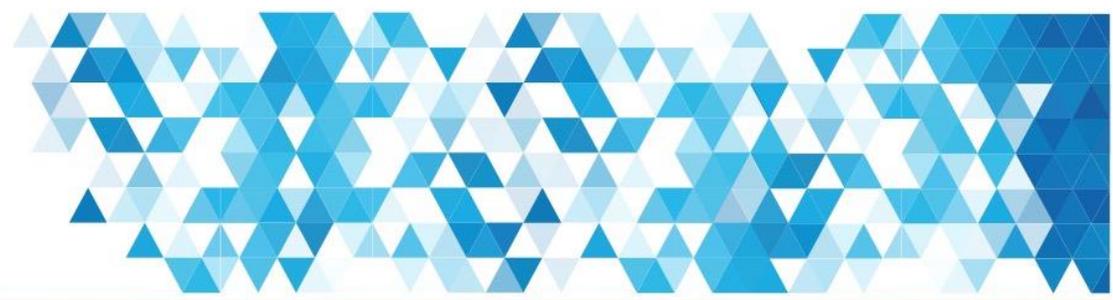


Second Floor

Floor area 793 sq' approximately.

N.B:Not to scale, for guidance only.





## ON THE GROUND FLOOR

### **LOUNGE** 14' 0" (into bay) x 11' 0" (4.26m x 3.35m)

Hardwood entrance door. Deep bay window to the front with fitted window blinds, eastern aspect - this space is currently used as a dining area. Deeply recessed brick fireplace with brick hearth and fitted wood burning stove. Cupboard to side housing wall mounted Glow worm gas fired boiler supplying central heating and domestic hot water throughout. Stripped pine floor boards and exposed beam to ceiling. Door to stairs to first floor. Doorway to:-

### **KITCHEN** 9' 8" x 7' 0" (2.94m x 2.13m)

Range of low level units with cream door and drawer fronts. Corian working surfaces with inset sink with chromium plated mixer tap. Electric oven with four burner gas hob above. Integrated fridge, freezer, and washing machine. Two windows to rear overlooking the garden. Exposed ceiling beams. Vinyl floor. Timber door with iron bracing leading onto back garden. Door to:-

### **BATHROOM** 7' 0" x 5' 6" (2.13m x 1.68m)

White suite comprising panelled bath with mixer tap and shower attachment. Glass shower screen. Aquaboarding to walls. Wash hand basin with mixer tap and cupboard beneath. Low level W.C. Chromium plated heated towel rail. Window to rear.

## ON THE FIRST FLOOR

### **STAIRWAY**

Exposed beams and half height wood panelling to walls. Consumer unit and service meters. Wall light.

### **BEDROOM 1** 15' 0" (into bay) x 11' 2" (4.57m x 3.40m)

Deep bay window to front. Feature fireplace with cast iron basket, tiled hearth and timber mantel. Concealed storage area. Exposed beams. Carpet. Radiator. Door to:-

### **SECOND FLOOR**

Stairs with carpet and handrail.

### **BEDROOM 2** 11' 6" x 9' 0" (3.50m x 2.74m)

Window to front - eastern aspect. Laminate flooring. Radiator.

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## OUTSIDE

To the front is a brick boundary wall and timber gate. Wide cobbled pathway leading to the front door with shrub borders. The rear garden is a particular feature with Indian sandstone patio adjacent to the house, low boundary wall and step up onto artificial lawn area with fully fenced boundaries. Beautiful cottage garden area with shrubs and spring bulbs including daffodils, hyacinth, and primula with decorative bark and block paved winding path to the rear of the garden with timber potting shed, mature tree and tool store. Enjoying a western aspect and a great degree of privacy. Pedestrian gate to side with right of way over the neighbouring property providing access to side and front of the property. Outside garden tap and log store.

### **Directions**

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, continuing along Ware Street, a continuation of which is Bearsted Road. Passing the Bell Public House on the left hand side, turning right after approximately a quarter of a mile into Hockers Lane. Proceed for approximately one mile over the motorway bridge into the village. At the junction with the Street adjacent to the church turn right and the property will be found a short distance along on the left hand side.



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