



The Old Forge Lenham Road  
Lenham, Platts Heath, Maidstone  
ME17 2NX  
OIEO £465,000



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## Description

The Old Forge is a beautiful 17th Century period cottage presented in delightful order. Over the last 6 years the present owners have created a wonderful home bursting with charm and character. The gardens are a joy to behold with terraced seating areas, deep shrubbery borders and meandering pathways backing onto Forestry Commission land, ideal for spotting the varied local wildlife including owls and buzzards. The present owners have added a superb annexe within the rear garden, affectionately Wisteria Lodge, which is entirely self contained and may perfectly suit blended families, a home office, or a potential additional income. With off road parking and a detached garage, what more could you possibly ask for! Agents Note: It is considered that this property would achieve between £1650 to £1700 as a monthly rental.

## Location

Platts Heath is a sought after hamlet 2 miles south of Lenham Village. Platts Heath has its own highly regarded Infant and Junior school, together with community centre and is renowned for being the source of the River Len. Lenham is a busy and sought after Village with its historic square, flanked by period properties offering a selection of shops providing for every day needs together with a mainline railway station connected to London on the Victoria line. The Village also boasts a highly regarded Senior school with a 'Good' Ofsted report. Maidstone may be accessed via the A20 and is 10 miles to Maidstone and 9 miles to Ashford.

## Council Tax Band

D

## VIEWINGS STRICTLY BY APPOINTMENT

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





TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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## ON THE GROUND FLOOR

### ENTRANCE HALL

Oak entrance door with black iron furniture, brick herringbone flooring, two windows, partly glazed oak internal entrance door to:

### DINING ROOM 13' 7" x 10' 11" (4.14m x 3.32m)

Stunning Inglenook fireplace with a heavy oak bressummer beam above, natural brick hearth and surround, cast iron firedog, beaten copper canopy above, heavily beamed ceilings and walls, oak wood flooring, built-in fireside display cabinet, two windows to the front, radiator, wall light points, open tread oak staircase to first floor. Open plan to:

### LOUNGE 12' 8" x 10' 11" (3.86m x 3.32m)

Continuous oak wood flooring, heavily beamed ceiling and walls, Inglenook fireplace with wood burning stove and iron canopy, natural brick hearth and stone surround, heavy oak bressummer beam above, built-in fireside storage cupboard, built-in shelving unit, window to front, two radiators, wall light points.

### KITCHEN 10' 6" x 6' 9" (3.20m x 2.06m)

Ceramic tiled floor, dove grey cabinets with complimenting quartz working surfaces, integrated oven with electric hob and extractor hood above, metro tiled splashback, enamel sink, Beko integrated American fridge freezer with external drinks dispenser set within a bespoke unit with wine racks, integrated dishwasher, window and door to:

### GARDEN ROOM 12' 8" x 10' 11" (3.86m x 3.32m)

Oak wood flooring, contemporary vertical radiator, part brick walls, low voltage recess lighting, insulated roof, windows with fitted blinds overlooking the beautiful garden, double doors to rear garden opening onto the decked terrace seating area.

### REAR LOBBY

Sky light, radiator and spotlights.

### SHOWER ROOM

Ceramic tiled floor, walk in shower with mixer tap, white washed wood panelling to dado height, wash hand basin with cupboard underneath, WC, contemporary towel rail, window to rear.

### UTILITY ROOM

Wooden cabinets with complimenting quartz effect working surface, space for washing machine and tumble dryer, wash hand basin with cupboard underneath, built-in storage cupboard housing consumer unit, radiator, window to rear.

## ON THE FIRST FLOOR

### LANDING / STUDY 11' 9" x 8' 5" (3.58m x 2.56m)

Spacious landing which is currently being used as a study area, dormer window to the front, exposed beams, radiator, wall light points, access to roof space.

### BEDROOM 1 12' 0" x 9' 3" (3.65m x 2.82m)

Window to front with a southern aspect, radiator, two built-in wardrobes, exposed beams, light wall points.

### BEDROOM 2 11' 5" x 10' 3" (3.48m x 3.12m)

Dormer window to the front with a southern aspect, radiator, exposed beams, built-in wardrobes and storage, wall light points.

### BEDROOM 3 15' 1" x 7' 3" (4.59m x 2.21m)

Window overlooking the rear garden with stunning views of the surrounding countryside, exposed beams, built-in wardrobes, radiator, wall light points.

### BATHROOM

White suite, wash hand basin with cupboard underneath, WC, panelled bath with overhead shower, wood laminate flooring, partly tiled walls, contemporary towel rail, exposed beams and window to the rear with stunning views.

## OUTSIDE

To the front of the property there is a brick paviour driveway with parking for 1-2 vehicles, planted borders including Lavender and Begonias, climbing Rose, privet hedge, outside lantern light, charming period doorbell. Detached garage close by measuring approx 15'1 by 9'10. The rear garden extends to 100 ft and is beautifully landscaped with an extensive brick paviour terrace adjacent to the house with dwarf wall, log store, shallow steps lead to the extensive decked sun terrace overlooking the formal and well stocked garden, which are approached by a twisting brick paviour pathway, deep shrub borders featuring Cotoneaster, Clematis, Hydrangea, Wisteria, Honey Suckle, shaped artificial grass area, two water butts, outside tap and outside lighting. There is an outside store / workshop which houses the Calor Gas Worcester fired boiler. At the end of the rear garden is Wisteria Lodge, and behind that a store currently being used as a studio with electric, light and power. There is also a gate which leads directly onto forestry commission land, perfect for dog walking or a stroll enjoying the Countryside!



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

