



**Lambert  
& Foster**



## LODGE CLOSE

WATERINGBURY | MAIDSTONE

*An opportunity to purchase a four bedroom detached family home situated within a private cul-de-sac in the heart of the village with planning permission to extend. Benefitting from a large wrap around corner plot with a front driveway and a large attached garage. Walking distance to local amenities and only a short drive to major transport links.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £600,000**

**FREEHOLD**



## 4 LODGE CLOSE

WATERINGBURY | MAIDSTONE | ME18 5PB

The accommodation on the ground floor comprises: Entrance hallway, cloakroom, L-shaped sitting room combining a versatile reception space currently a dining area and a kitchen. On the first floor are two double bedrooms, two single bedrooms and a bathroom with a separate WC. Outside: To the front is a garden which is mainly laid to lawn with mature shrubs to the boundary. There is a large brick paved driveway to one side providing ample off road parking in front of a large attached garage. To the rear is a large well established garden with a pretty seating area enjoying a south westerly open aspect.

**Agents Note:** All plans can be viewed with this office or downloaded from the Tonbridge & Malling Borough Council website at: [www.tmbc.gov.uk](http://www.tmbc.gov.uk) with REF: TM/20/02825/FL

**Location:** Lodge Close is a cul-de-sac situated on the West side of the pretty period village of Wateringbury. The village has a vibrant community spirit and offers a good range of day-to-day amenities including local shopping, a Post Office, a public house, a village hall, a GP surgery, a church and a primary school together with a train station offering easy access to central London. Local activities include horticultural and amateur dramatic societies, a WI and organised country walks. The larger towns of Maidstone (approximately 5.5 miles) and Tonbridge (approximately 8 miles) offer a wider range of facilities including high street shopping, banking, restaurants, cafés, public houses and recreational facilities including leisure centres, gyms and golf courses. The nearby M20 provides easy access to the motorway network, Ashford International, the Port of Dover and the Channel Tunnel at Folkestone. The immediate area offers a good selection of state schooling, including Wateringbury C of E Primary School, The Discovery School (rated Outstanding by Ofsted) and The Malling School, together with grammar schools in Maidstone, Tonbridge and Tunbridge Wells.

- **A four bedroom detached family home with PP to extend**
- **Within a private cul-de-sac in the heart of the village**
- **Large wrap around corner plot with front and rear gardens**
- **Driveway and a large attached garage providing ample off road parking**
- **Walking distance to local amenities and only a short drive to major transport links**
- **Offered to the market with NO FORWARD CHAIN**



## GENERAL

**Tenure:** Freehold **Services:** Gas fired central heating with mains electricity, water supply and drainage services connected but not tested

**Local authority:** Tonbridge & Malling Borough Council  
**Council tax:** Band D **EPC:** D (68)

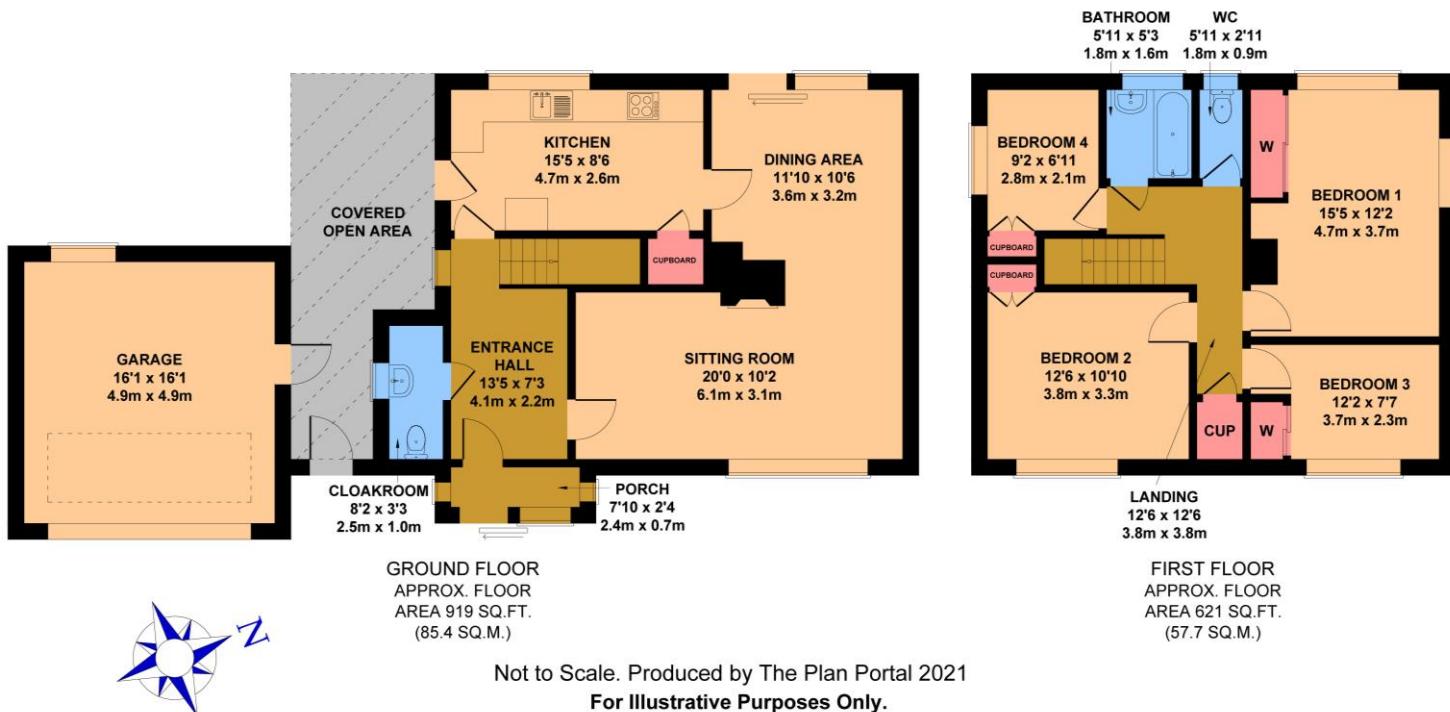
## VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

**Paddock Wood Office:** 01892 832325.

## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



### OFFICES LOCATED IN KENT & SUSSEX:

#### PADDOCK WOOD, KENT

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS  
Tel. 01892 832 325

#### CRANBROOK, KENT

Weald Office, 39 High Street,  
Cranbrook, Kent TN17 3DN  
Tel. 01580 712 888

#### WADHURST, EAST SUSSEX

Helix House, High Street,  
Wadhurst, East Sussex TN5 6AA  
Tel. 01435 873 999