



# Lambert & Foster



## CHERRY BUNAGLOW

EAST STREET | HARRIETSHAM | KENT | ME17 1HL

*A rare opportunity to purchase a detached bungalow with excellent stables, tack room and a field shelter in land extending in all to some 2.29 acres (0.92 hectares), set in a rural yet accessible location on the edge of the village of Harrietsham.*

Guide Price £695,000

FREEHOLD



## CHERRY BUNGALOW

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Approached from East Street through a gated entrance, the property is situated back from the road and is a detached brick built bungalow presenting accommodation of front door into hallway with W/C, open plan kitchen/dining room and utility room. Sitting room with inner hall, doors into two double bedrooms, a family bathroom and third bedroom/study with door into a large family room with french doors and excellent views. The property has an integral double garage and lends itself to extension and modernisation subject to the necessary Planning Consents.

Externally the property sits in a large garden extending to just over 0.5 acres and benefits from a further 1.79 acres of grazing land which lies to the north of the property, there is an excellent two bay stable with tack room and a field shelter/hay store well positioned within the paddocks.

Cherry Bungalow enjoys great views across the adjacent farmland to the front and whilst it is in a secluded rural location it still has excellent transport links.

The Vendor's will retain the right to Overage in the event that planning permission is granted on the land (excluding the house and garden curtilage). In the event of residential development on this land the Vendor's will retain 30% of any uplift for any residential development within a 25 year period of completion.



- Total floor area approximately 1,825 sq ft (169.5 sq m)
- 1.79 acres of Pasture Paddock
- Excellent Garden extending to just over 0.5 acres.
- 2 Bay Stable and Tack Room
- Large Kitchen/Breakfast Room
- Sitting room/Family room with french doors and views over the garden
- Two/Three Bedrooms
- Integral Garage
- Wonderful Rural Views
- Planning potential subject to the necessary consents
- Harrietsham Station 0.7 Miles distance
- Maidstone Town Centre 8 miles distance

## DIRECTIONS

The postcode of the property is ME17 1HL. From the M20 Junction 8 head south towards the A20 and take the first exit at the roundabout. Continue for approximately 3.2 miles along the Ashford Road before taking the first right hand exit after the Co-op Supermarket on to East Street. Continue along East Street for approximately 0.4 miles and Cherry Bungalow is located on the left-hand side of the road.

## GENERAL

**Tenure:** Freehold

**Services:** Mains drainage, gas, electricity and water.

**Local authority:** Maidstone Borough Council

**Council tax:** Band G

**EPC:** D

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### Cherry Bungalow, East Street, Harrietsham, Maidstone, ME17

Approximate Area = 1825 sq ft / 169.5 sq m (includes garage)

Outbuilding = 584 sq ft / 54.2 sq m

Total = 2409 sq ft / 223.7 sq m

For identification only - Not to scale



### OFFICES LOCATED IN KENT & SUSSEX:

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