



# **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**

HARRIETSHAM | EAST STREET | KENT | ME17 1HL

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.

#### www.lambertandfoster.co.uk



arla | propertymark ( RICS





#### **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:**

#### 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

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identify and address of purchaser