



Lambert & Foster



CATCHMENT COTTAGES

YALDING

A fantastic opportunity to purchase a three bedroom, two receptions room semi-detached house on the outskirts of the pretty and historic Wealden village of Yalding.

This charming older style cottage benefits from being in a beautiful semi rural location, with a rear garden of approx. 100ft a great front garden and off street parking. Yalding offers many amenities including local shops, medical centre, primary schools and a main line station.

Offered to the market with NO ONWARD CHAIN.

Guide Price £350,000

FREEHOLD





3 CATCHMENT COTTAGES

HAMPSTEAD LANE, YALDING, ME18 6HL

- Three bedrooms and two reception rooms
- Off street parking
- Approx 100ft rear garden
- Potential to extend STPP
- Quiet rural location
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Mains gas central heating

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Indoor limited, outdoor likely
 (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** C (72)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Medium **Surface Water:** Medium **Reservoirs:** Very low
Groundwater: Very low

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built and tile hung to first floor elevations



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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

3 Catchment Cottages, Hampstead Lane, Yalding, Maidstone, ME18

Approximate Area = 857 sq ft / 79.6 sq m

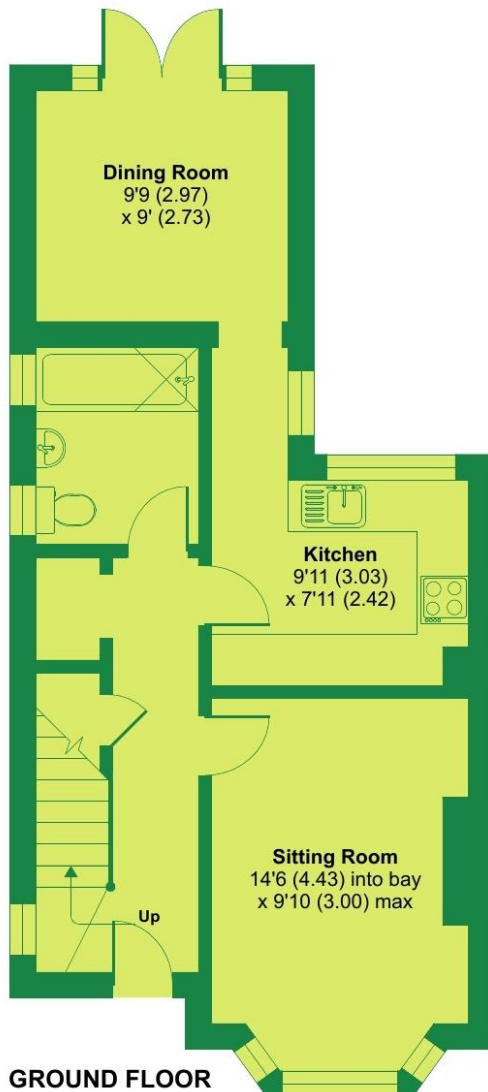
Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 867 sq ft / 80.5 sq m

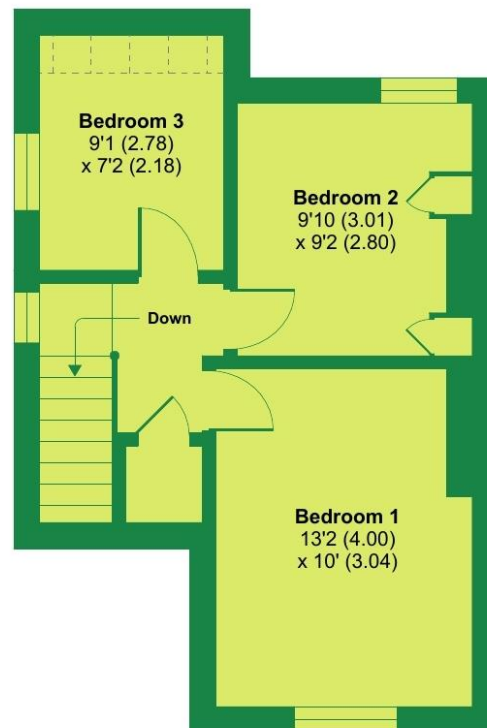
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Lambert and Foster Ltd. REF: 1289237

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