



Lambert & Foster



3 CLEAVESLAND

LADDINGFORD | MAIDSTONE | KENT | ME18 6BS

A spacious and versatile four-bedroom family home in one of Kents most popular villages. This property includes a bespoke kitchen/dining room, reception room, snug, utility area, downstairs cloak room and a lovely wrap around garden with patio area. To the front of the property has a block paved driveway for multiple vehicles.

The quiet hamlet of Laddingford offers a countryside escape with a strong community feel which is centered around its award winning pub. Paddock Wood is just three miles away with more amenities that include a mainline station with links into London in under an hour. NO ONWARD CHAIN.

Guide Price £475,000 - £500,000

FREEHOLD





3 CLEAVESLAND

LADDINGFORD, MAIDSTONE, KENT, ME18 6BS

- No Onward Chain
- Four-bedroom family home
- Bespoke kitchen/dining room
- Block paved driveway for multiple vehicles
- Popular Kent village with award winning pub
- Paddock Wood mainline station just over three miles away

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///crumbles.functions.glove

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND: Standard and Ultrafast Available

MOBILE COVERAGE: Variable Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band D **EPC:** C (74)

COVENANTS: None known

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Medium **Surface Water:** Very Low

Reservoirs: Speak to Agent **Groundwater:** Unlikely

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



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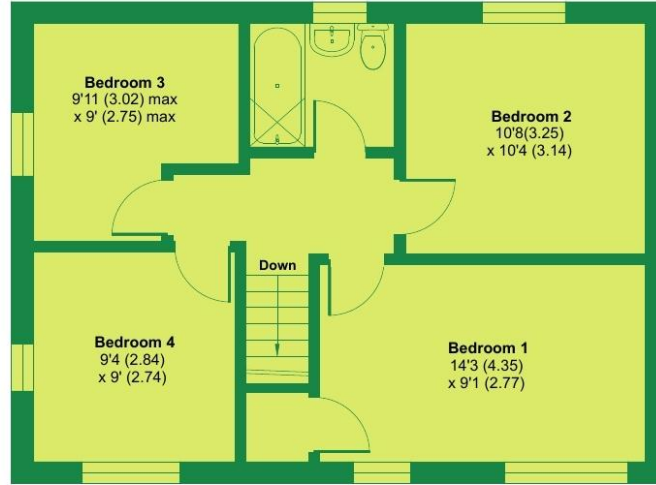
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

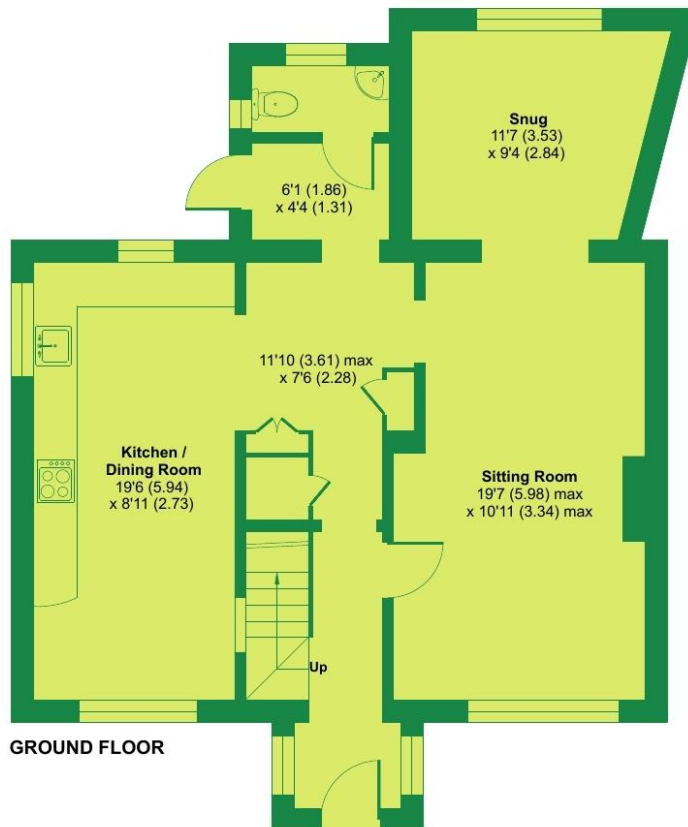
3 Cleavesland, Laddingford, Maidstone, ME18 6BS

Approximate Area = 1236 sq ft / 114.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Lambert and Foster Ltd. REF: 1483388

OFFICES LOCATED AT:

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CRANBROOK, KENT
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