



Lambert & Foster



MARKHAM COTTAGE

CHARLTON LANE | WEST FARLEIGH | KENT | ME15 0NL

A rare and exciting development opportunity in the sought-after village of West Farleigh, this well-proportioned three-bedroom end-terrace property benefits from full planning permission (Ref: 26/500628/FULL) for the demolition of the existing garage and outbuildings and the erection of a two-storey adjoining three-bedroom dwelling.

The existing property offers versatile accommodation including a sitting room, kitchen, utility room, family bathroom, first-floor WC, and driveway, while the approved planning consent provides excellent scope for developers, investors, or those seeking a multi-generational living opportunity in a desirable rural location with easy access to Maidstone and the surrounding areas.

Guide Price £495,000

FREEHOLD





2 MARKHAM COTTAGE

CHARLTON LANE, WEST FARLEIGH, MAIDSTONE, KENT, ME15 0NL

- Excellent opportunity for homeowners, investors, or developers
- Three-bedroom end terrace
- Detached garage and driveway providing off-road parking
- Low maintenance front and rear gardens
- Planning permission granted for a separate adjoining dwelling (Ref: 26/500628/FULL)
- Situated in the sought-after village of West Farleigh, offering a peaceful rural setting with excellent access to nearby Maidstone and surrounding areas

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///mount.users.private

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Oil

BROADBAND: Standard and Ultrafast Available

MOBILE COVERAGE: Good outdoor / Variable in-home

(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:** D (64)

COVENANTS: None

FLOOD & EROSION RISK: **Property flood history:** None

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

Reservoirs: Unlikely **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.

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. 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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

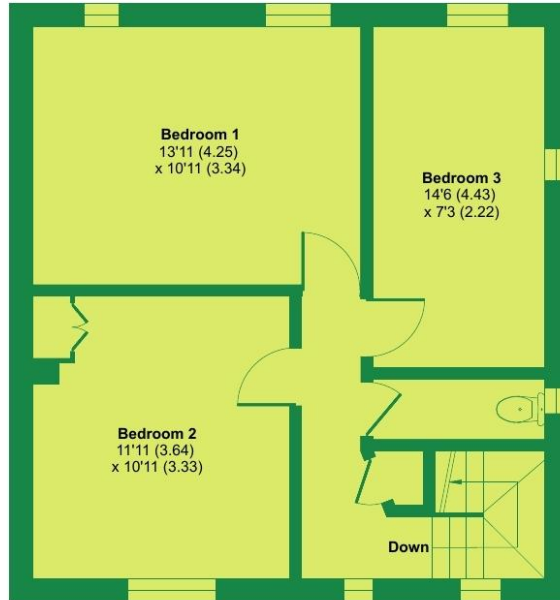
2 Markham Cottages, Charlton Lane, West Farleigh, Maidstone, ME15 0NL

Approximate Area = 1020 sq ft / 94.7 sq m

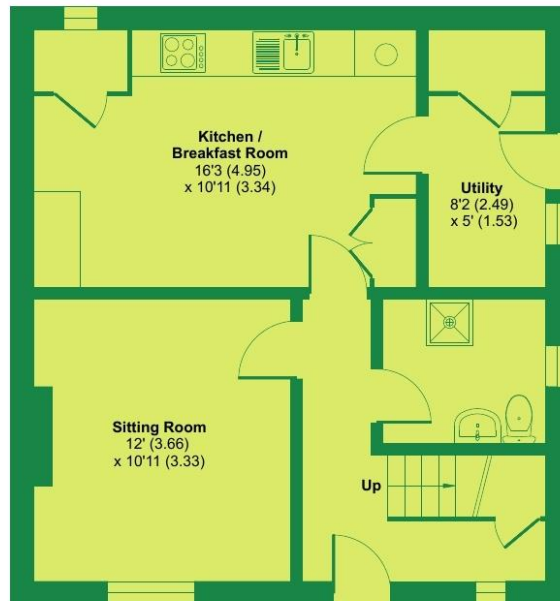
Garage = 245 sq ft / 22.7 sq m

Total = 1265 sq ft / 117.4 sq m

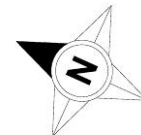
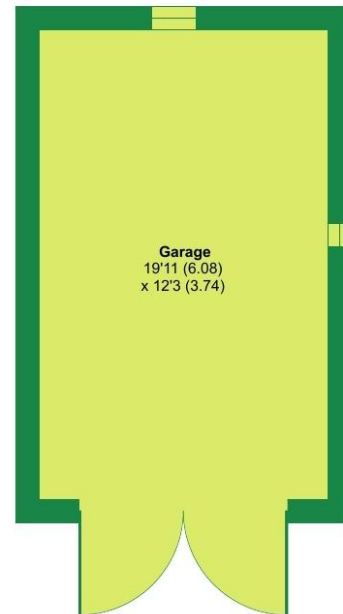
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1497503

OFFICES LOCATED AT:

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

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

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

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

PROPERTY PROFESSIONALS FOR OVER 125 YEARS

See all our properties at:
OnTheMarket



arla | propertymark naea | propertymark



**Lambert
& Foster**