



Hayes Cottages, Teston Road, Offham, West Malling, Kent, ME19

Guide Price £475,000

When experience counts...

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Bracketts are delighted to be the selling agents for this three bedroom, terraced cottage located in the popular area of Offham. Internally the property comprises sitting room with a feature fireplace and an open plan, modern kitchen diner with patio doors accessing the garden. Upstairs are two good sized bedrooms, a modern family bathroom and stairs leading to a further double bedroom. Externally there is a rear garden, with views reaching out across fields. The village has a central green & village hall which offers various classes and activities including film nights, Cubs, Yoga, Kick-Boxing amongst many others. The King's Arms Pub, primary school, church, cricket & tennis club and a farm shop/café are all close by. Further amenities are in West Malling, which is 1.5 miles away. Which offers a comprehensive high street and has a railway station with services to London Victoria/Blackfriars in approx 1 hour plus a new hourly service to London Bridge (44 minutes) and Charing Cross. Viewings are highly recommended.

Three Bedrooms

Village Centre - Character Cottage

Modernised Throughout

Sitting Room

Open Plan Kitchen / Dining Room

Arranged Over Three Floors

First Floor Bathroom

Rear Garden

Views Across Countryside

Viewing Highly Recommended





LOCATION: Offham

The village is famous for having, what is believed to be, the only medieval quintain remaining in the country, located on the village green.

Day to day facilities are available at The Spadework Garden Centre in Teston Road with its cafe and farm shop. West Malling (just under 2 miles), offers a good range of shops, cafes, restaurants and a Tesco supermarket. It also has a railway station with services to London Victoria/Blackfriars in about 1 hour.

Alternatively, Sevenoaks station has services to Charing Cross/Cannon Street and Ebbsfleet International has services to London St Pancras. Maidstone, as well as Tonbridge, Tunbridge Wells and Sevenoaks town centres all offer a wider range of facilities. The M26 (junction 2a) and M20 (junction 2) at Wrotham Heath/Wrotham provide access to the M25 and motorway network, Heathrow, Gatwick & Stansted Airports, Channel Tunnel and Ports. Offham has an excellent primary school, there are also primary schools in nearby West Malling, Kings Hill and Mereworth.

There are well regarded grammar schools in Maidstone, Tonbridge and Tunbridge Wells, plus an excellent range of private schools including Sevenoaks, Tonbridge and Sutton Valence.

ADDITIONAL INFORMATION:

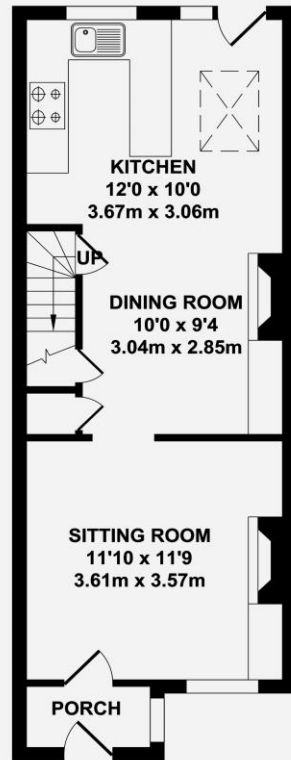
Council Tax Band D

Double Glazed Windows

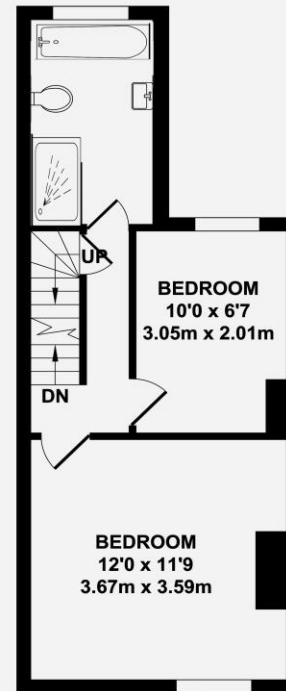
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



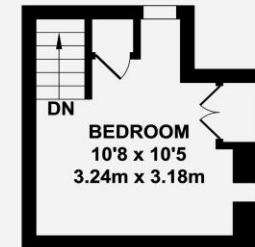
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GROUND FLOOR
APPROX. FLOOR AREA
450 SQ.FT.
(41.79 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
325 SQ.FT.
(30.16 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
100 SQ.FT.
(9.25 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.20 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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