



Lower Street, Broomfield, Maidstone,  
ME17 1PT  
Offers Over £625,000

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Steeped in history and full of charm, Vine Cottage is a Grade II listed home with four bedrooms and garden office with a 1/4 acre of garden and natural pond, that was once one of the alms houses for Leeds Castle.

Backing directly onto the prestigious Leeds Castle estate, this delightful property offers an idyllic setting where you can experience the magic of the estate's events, from hearing the classical concerts to watching the fireworks displays, right from your own home.

It is also ideally located in Broomfield, which is a short drive from the A20 and M20 links.



#### Additional Property Details:

Upon entering, you are welcomed by the spacious and cosy reception room with its beautiful inglenook fireplace and working log burner, perfect for both entertaining guests and enjoying quiet family evenings.

Following through, you have a lovely-sized dining room which has been tastefully decorated and solid oak flooring.

The well-appointed country kitchen with underfloor heating benefits a Sandyford Aga which you can manually switch on and off, and plenty of wall and floor cupboard space. Following on from the Kitchen is a modern downstairs WC and storage cupboards.

The first floor offers three well-proportioned bedrooms, two of which feature built-in storage, along with a stylish and contemporary family bathroom. Nestle on the second floor you will find a versatile fourth bedroom, perfect for use as a guest room, home office, or creative studio space, providing flexibility to suit a variety of lifestyles.

The cottage boasts a beautifully renovated garden office, equipped with air conditioning, it has been designed with two accesses, one of which is glass double doors overlooking the beautiful pond and garden. To the front of the office is a vegetable patch for those who love homegrown veg, making it an ideal space for remote work or creative pursuits.

Set within a quarter-acre of meticulously maintained gardens, the outdoor space is perfect for relaxation, gardening, or hosting summer barbecues.

Parking has also been extended with space for up to three cars and also has an EV electric charging point, adding to the convenience of this lovely home.

The property is very nicely presented, showcasing a harmonious blend of traditional features and contemporary updates, making it ready for you to move in and enjoy.

The property is located in the picturesque village of Broomfield, surrounded by beautiful countryside yet offering excellent connectivity to nearby amenities. Families will appreciate the outstanding local schools, including being within the catchment area for Sutton Valence Prep School, Kingswood, Harrietsham and Hollingbourne Primary Schools and Sunrise Nursery.

For commuters, Maidstone town centre is just a short drive away, offering excellent rail links to London, along with a wide array of shopping, dining, and entertainment options. The surrounding area boasts an abundance of scenic walking trails, charming village pubs, and easy access to the Kent Downs, an Area of Outstanding Natural Beauty.

With its unique history, breathtaking location, and close-knit community, the Cottage is more than just a home—it's an opportunity to embrace a lifestyle rich in culture, heritage, and natural beauty.

**Please note:**

Oil central heating

Drainage paid annually to Leeds Castle







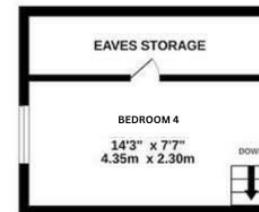
GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR  
162 sq.ft. (15.0 sq.m.) approx.



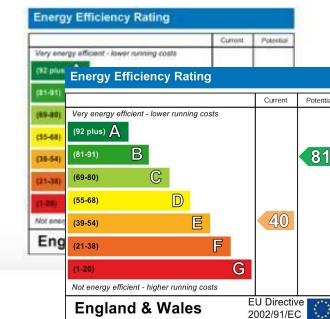
ENTRANCE FLOOR  
158 sq.ft. (14.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Location Map

