



3 Abbey Gate Cottages, Tyland Lane, Sandling, Maidstone, ME14 3BT
Guide Price £425,000 - £450,000

About this property.....

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Step back in time without compromising on modern comfort in this enchanting 15th-century Grade II listed cottage, nestled in the peaceful hamlet of Sandling. Bursting with period charm and character, this deceptively spacious three-bedroom home offers a rare blend of history, lifestyle, and location.

Spread across three floors, the home opens into a generous lounge with original timber beams and a magnificent Inglenook fireplace, complete with a large wood-burning stove – the perfect centrepiece for cosy evenings. From here, a hallway with guest cloakroom leads to a light-filled kitchen/breakfast room, enjoying serene views over the rear garden.

Upstairs, the first floor hosts two double bedrooms, including a principal bedroom with en-suite cloakroom, while the top floor boasts a beautifully appointed luxury bathroom and a further spacious double bedroom – ideal for guests, teenagers, or a peaceful home office retreat.

Outside, the charm continues with a secluded rear garden, featuring mature shrubs, a gravel patio, decked seating area, and timber shed. To the front, a classic picket fence frames the approach, with a lawned garden and pathway to the door. Views over the open paddocks to the front create a countryside backdrop that's hard to beat.

Situation.....

Nestled at the foot of the North Downs, Sandling is a charming semi-rural village just outside Maidstone, offering peaceful countryside living with excellent access to urban amenities. It's an ideal spot for families, nature lovers, and commuters alike.

Outdoor Adventures & Nature

Sandling is a haven for outdoor enthusiasts, with the historic Pilgrims' Way nearby—perfect for walking and cycling. Tyland Barn, home to the Kent Wildlife Trust, features a restored 17th-century barn, wildlife exhibits, and nature gardens.

Family-Friendly Attractions

Just minutes away, Kent Life Heritage Farm Park spans 28 acres with historic buildings, farm animals, and seasonal events. Lower Grange Farm offers even more fun with indoor climbing and outdoor adventure zones.

Local Dining & Community

After a day out, relax at The Yew Tree Inn—a traditional freehouse dating back to 1782, serving real ales and freshly prepared food in a cosy setting.

Education & Connectivity

Sandling Primary is rated 'Good' by Ofsted, and the area offers access to Maidstone's four renowned grammar schools, plus top secondary options in Maidstone and Aylesford. A commuter's dream—just 23 minutes to Ebbsfleet for high-speed trains to London St Pancras in 19 minutes, or 7 minutes to Maidstone East for services to London Bridge and Victoria. The M20 and local rail links make travel across Kent and beyond fast and easy.















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GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 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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Agents Notes

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