

# Bluebell

ESTATES



4 Malthouse Cottages, Maidstone Road, Watringbury, ME18 5EJ

£450,000

## About this property.....

A charming two/three-bedroom semi-detached cottage, originally a historic brewery dating back to the early 1800s. Tucked away in a peaceful setting off the road yet just a short walk from the station, the property offers a superb balance of tranquillity and convenience, with scenic riverside walks close by.

The beautifully extended accommodation is centred around a striking kitchen–dining room, flooded with natural light from a large roof lantern and offering impressive ceiling height, space for a dining table, and a breakfast bar—ideal for entertaining. The ground floor also comprises a generous sitting room with feature fireplace, a utility cloakroom, and a gorgeous modern bathroom with freestanding bath and walk-in shower.

To the first floor is a spacious principal bedroom with built-in wardrobes and a further bedroom. The lower ground floor provides a versatile additional room accessed via a study, well suited as a bedroom, snug, home gym, or cinema room.

Outside, the part-walled garden has been designed for low maintenance, finished with resin-bonded shingle, borders for plants and an elevated deck built around an established tree, providing welcome shade. A useful outbuilding offers additional storage, while a shared car park serving the four cottages provides space to park one car.

## Situation.....

Wateringbury, a charming village nestled between the towns of Maidstone and Tonbridge, is a close-knit community with plenty of local events, including a summer fayre and a Christmas panto, that bring residents together. The surrounding countryside is perfect for countryside walks or horse rides, and the marina at the bottom of the village offers a place to moor your own boat for those who love to cruise down the river. Local amenities include a primary school, a restaurant and bar, a public house, a convenience store, and a petrol station. The nearby County town of Maidstone boasts a wide range of retail, entertainment, and leisure facilities, as well as several state and grammar schools. With mainline train links via Maidstone East station, you can reach London in just over an hour. Additionally, the town has excellent road access to London via junctions 5, 6, and 7 of the M20.











## What the owner says.....

I have always been drawn to the history and character of the property, which sits so naturally alongside the charm of the village. Tucked away off the main road at the end of the row, with high walls to the rear, the house has always felt wonderfully private and peaceful. Along with being able to step across the road and wander along the river for miles or jumping on the paddle boards, its been a real joy to live here; its a beautiful place, in every season, whatever the weather.

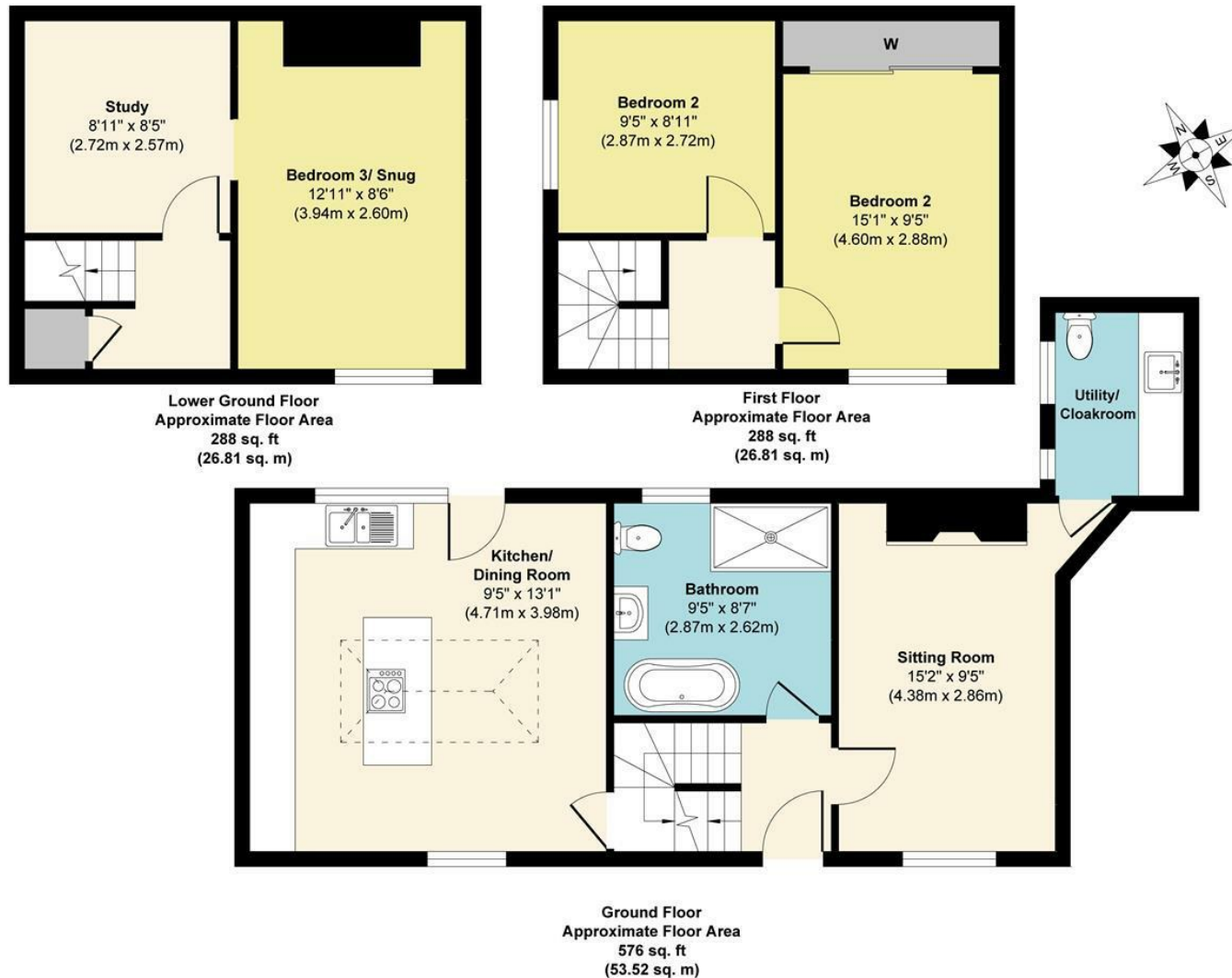






# 4 Malthouse Cottages, Maidstone Road, Watlington, ME18 5EJ

## 4 Malthouse Cottages, Watlington



**Approx. Gross Internal Floor Area 1152 sq. ft / 107.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





