



Gallants Lane, East Farleigh, East Farleigh, Kent, ME15 0LL
Price £400,000



EXTENDED TWO BEDROOM COTTAGE FEATURING A STUNNING OPEN-PLAN KITCHEN/DINING ROOM AND EXTERNAL STUDIO SET WITHIN THE SOUGHT AFTER SEMI RURAL VILLAGE OF EAST FARLEIGH AND BACKING ONTO OPEN COUNTRYSIDE.

This delightful property enjoys a semi-rural position in East Farleigh, ideal for those seeking country walks and a more private setting. The neighbouring village of Coxheath offers a good range of local amenities, while Maidstone town centre is only a short drive away, providing a wide range of restaurants, shops and mainline services to London.

The home offers spacious and versatile accommodation and has been thoughtfully extended. The ground floor comprises an entrance porch with useful storage cupboards, a welcoming hallway, and a lounge featuring a log burner and an understairs storage cupboard which has been utilised as a study. The lounge flows through to the impressive open-plan kitchen/diner, fitted with a high-specification kitchen including a breakfast bar, utility area and a beautiful dining space benefitting from underfloor heating, electric Velux windows and French doors opening onto the rear garden.

To the first floor, there is a modern family bathroom and two well-proportioned bedrooms, with the principal bedroom benefiting from two built-in single wardrobes.

Externally, the property features a large block-paved driveway providing ample off-road parking, with double wooden gates to the side leading to additional parking, a shingle driveway and a superb detached studio. This versatile space is ideal for use as a home office, cinema room or gym. The private rear garden is neatly enclosed, mainly laid to lawn with well-stocked borders and mature hedging, and enjoys open fields to the rear.

This exceptional home is expected to attract strong interest. Early viewing is highly recommended—contact Page & Wells' Loose office today to arrange your appointment.



GROUND FLOOR

Entrance Porch 6'9 x 5'8 (2.06m x 1.73m)

Entrance Hall

Lounge 13'4 x 12'10 (4.06m x 3.91m)

Kitchen Area 15'8 x 7'9 (4.78m x 2.36m)

Dining Area 12'10 x 10'7 (3.91m x 3.23m)

FIRST FLOOR

Landing

Bedroom 1 13'1 x 10'2 (3.99m x 3.10m)

Bedroom 2 11'3 x 8'6 (3.43m x 2.59m)

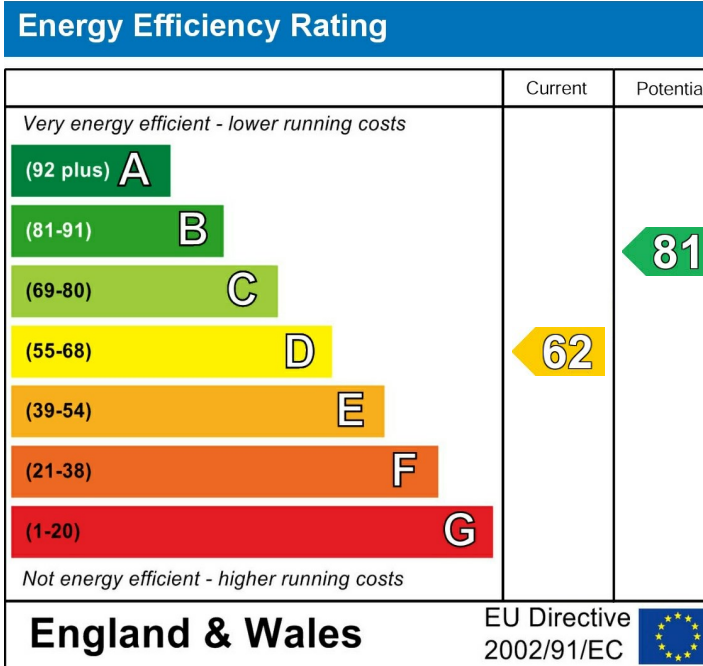
Family Bathroom

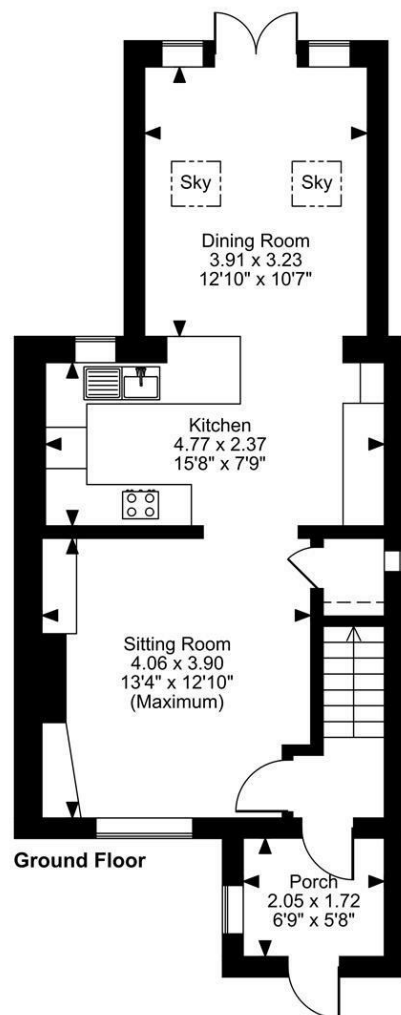
Externally

Driveway to the Front and Side

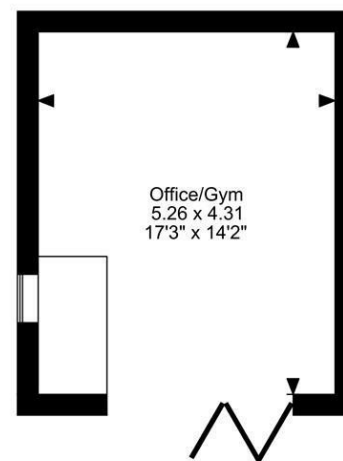
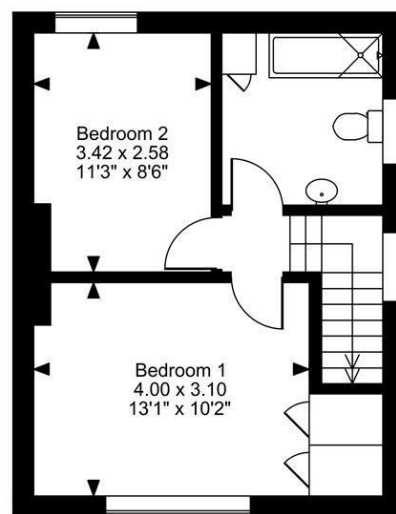
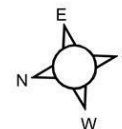
Neatly Enclosed Garden

Studio 17'3 x 14'2 (5.26m x 4.32m)





Sycamore Cottage, Gallants Lane, East Farleigh, Maidstone, Kent
Approximate Gross Internal Area
Main House = 900 Sq Ft/84 Sq M
Office/Gym = 244 Sq Ft/23 Sq M
Total = 1144 Sq Ft/107 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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