



**Charlton Lane, West Farleigh, Maidstone, Kent, ME15 0NY**

**Guide Price £450,000 - £475,000**





\*\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*\* An exciting opportunity has arisen to purchase a brand new home on this exclusive complex in the heart of the rural village of West Farleigh. This property comprises an entrance hall, kitchen/ living room, bathroom and 2 bedrooms. Externally the property has a pleasant garden, benefits from 2 x allocated parking spaces, EV charging points & solar panels.

To arrange your viewing contact Page & Wells on 01622 756703



### Property Information

4 Chestnut Cottage is a detached new build single storey dwelling.  
This property is in the final stages of construction with viewings available from 24th January 2026,

### Location

West Farleigh is a rural, yet convenient location, surrounded by picturesque walks. The county town of Maidstone is about 4 miles distant, where a vast range of amenities can be found.

### Key Features

- \* Single storey.
- \* EV Charging points.
- \* Solar panels.
- \* Underfloor heating throughout.
- \* Laminate flooring to hall and kitchen/Diner/Living Room.
- \* Half tiled bathroom.

### Entrance Hall

- \* With 2 large storage cupboards.

### Kitchen/Diner/Living Room

- \* Integrated fridge/freezer.
- \* Integrated hob and single oven.
- \* Integrated dishwasher.
- \* Integrated washing machine.
- \* The living area has bi-fold doors opening to the garden.

### Bedroom 1

- \* Fitted wall lights.
- \* Carpet.
- \* Window to side elevation.

### Bathroom

- \* Half tiled walls.
- \* Tiled floors.
- \* Sink with draw under.
- \* Bath with shower overhead.
- \* Heated towel rail.

### Bedroom 2

- \* Carpet.
- \* Fitted wall lights.
- \* Windows to front and side elevation.


### Contact

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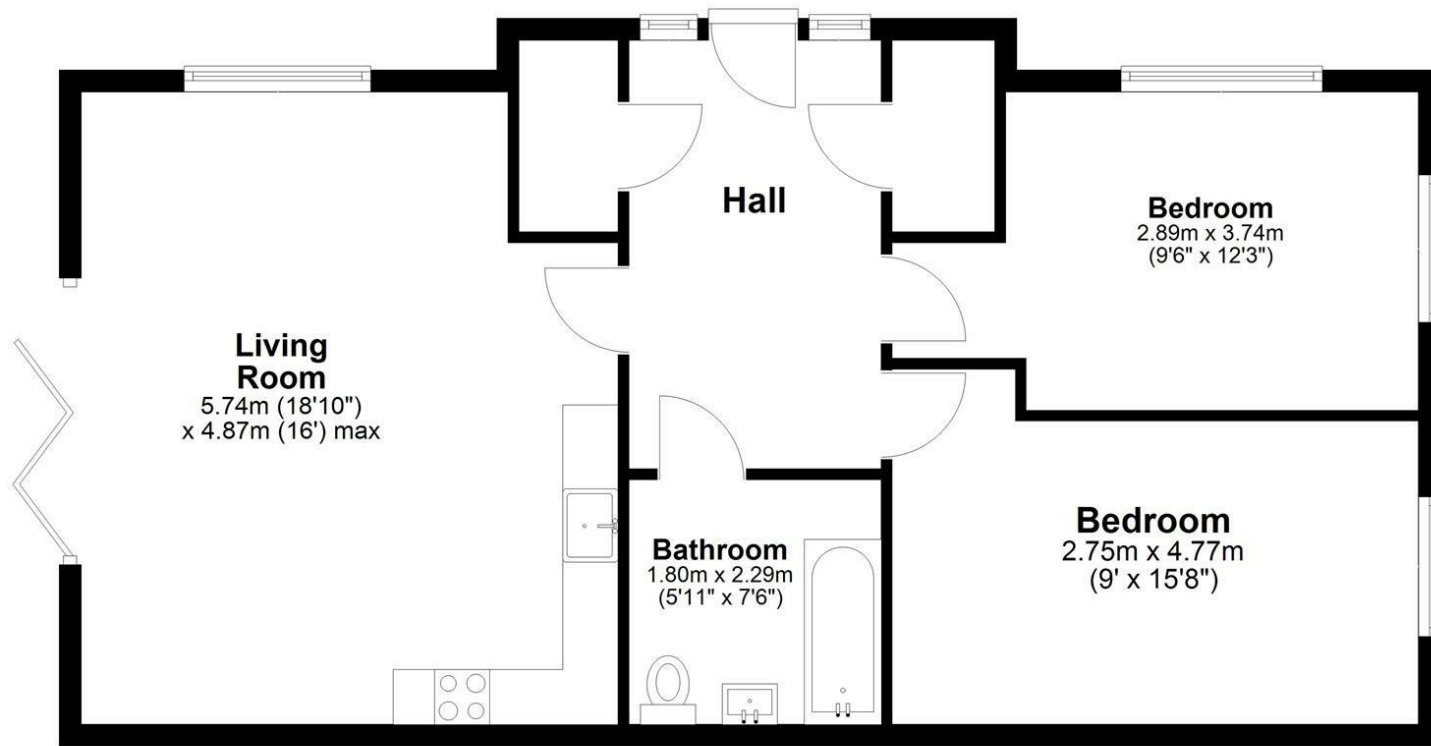
### Agent Note

EPC to be carried out upon the building works being complete.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Ground Floor



Total area: approx. 71.6 sq. metres (770.2 sq. feet)

