



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

**Guide Price £475,000 - £495,000**





\*\*\*\*GUIDE PRICE £475,000 - £495,000\*\*\*\* 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 consists of two bedrooms, stunning half tiled bathroom, kitchen/diner & living room. Externally the property benefits from a garden, 2 x allocated parking spaces. EV charging points & solar panels.

Now available to view, contact Page & Wells on 01622 756703





## Property Information

2 Chestnut Cottage is a mid terraced two storey dwelling, benefitting from 2 allocated parking spaces. This property is in the final stages of construction and available to view from the 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

- \* Two storey.
- \* EV Charging points.
- \* Two allocated parking spaces.
- \* Quality kitchen & bathrooms.
- \* Solar panels.
- \* Underfloor heating throughout.
- \* Laminate flooring to ground floor.
- \* Half tiled bathrooms.

## ACCOMMODATION

### FIRST FLOOR:

#### Entrance Hall

- \* Leading to Kitchen/Diner, WC and living room.
- \* Stairs with storage under.

#### Kitchen/Diner

- \* Integrated fridge/freezer.
- \* Integrated washing machine.
- \* Integrated dishwasher.
- \* Integrated hob and single oven.

#### WC

- \* Heated towel rail.
- \* Sink with draws under.

#### Living Room

- \* Bi-fold doors to rear elevation.

### FIRST FLOOR:

#### Landing

- \* 2 double doored storage cupboards.
- \* Carpet

#### Bedroom 1

- \* Carpet.
- \* Velux window.
- \* Window to rear elevation.
- \* Fitted wall lights.

#### Bathroom

- \* Half tiled walls.
- \* Tiled floor.
- \* Sink unit with draws under.
- \* Heated towel Rail.
- \* Bath with shower over head.

#### Bedroom 2

- \* Velux window.
- \* Window to front elevation.
- \* Fitted wall lights.
- \* Carpet.

## Contact

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## Agent Note 1

EPC to be carried out once the build is complete.

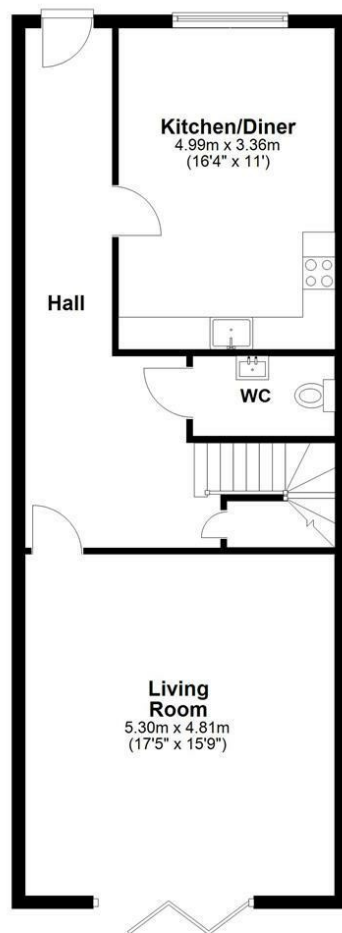
## Agent note 2

Some of the images provided may be for alternative plots on this development.

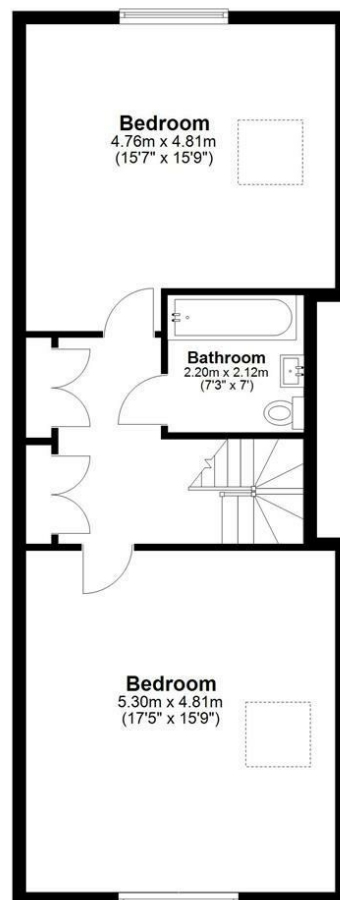
## Energy Efficiency Rating

|   | 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 |         |  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

**Ground Floor**



**First Floor**



Total area: approx. 127.7 sq. metres (1374.6 sq. feet)

