

Ibbett Mosely

Phoenix Cottage, 248 Red Hill, Wateringbury,
ME18 5LD


PHOENIX
LYCHEES

Phoenix Cottage as its name suggests has risen from a property in need of attention as a former Inn to become a stunning characterful home offering four reception spaces, four bedrooms, two bathrooms, a converted outbuilding with potential to be an annexe and a utility cellar.

Being sold with No onward chain this fabulous rare mix of character with modern functionality should tick many buyers boxes.

- Sympathetically restored 17th-century former pub
- Grade II listed with stunning period features
- Detached period house with 4 bedrooms 4 reception areas 2 bathrooms
- Open-plan L-shaped kitchen and dining area
- Large garden with outdoor kitchen and vegetable plot
- Converted garage for home work place, studio or potential annexe
- Parking available for multiple cars
- Cellar Utility Room
- EPC rating D - Council Tax Band F
- Guide Price £1,000,000





## Entrance Hall

The entrance hall is a welcoming space with exposed timber beams and a door leading into the lounge. It features period details, including a quarry tiled floor and decorative elements that set the tone for the characterful home.

## Lounge

16'3" x 12'3"

This charming lounge is a welcoming space featuring exposed wooden beams and a solid wood floor that adds character and warmth. It centres around a traditional fireplace with an open fire set against a stone wall, creating a cosy focal point complement the rustic décor, while double aspect windows allow natural light to brighten the room. The thoughtful layout positions itself independently of the rest of the house for a quiet snug or study.

## Drawing Room

19'4" x 16'3"

The drawing room provides a grand yet cosy setting with its exposed timber beams and inglenook fireplace complete with a wood-burning stove. The room boasts a spacious wooden floor and is brightened by large windows. This room enjoys a seamless connection to the secondary space with an additional open fireplace.

## Kitchen / Dining / Sitting Room

26'5" x 24'10"

The kitchen, dining and sitting room is a wonderful open plan space that combines rustic charm with modern convenience. It features dark wood original flooring and exposed brickwork around the wood-burning stove, which brings warmth and character to the dining seating areas with great connection to the garden through double doors. The kitchen is fitted with a mix of green cabinetry and cream stone worktops, along with large skylights that flood the space with natural light. A butler inset sink and Rayburn range really complement the characterful charm of the property.

## Cellar / Utility

15'9" x 8'3"

The cellar/utility room is a practical space with terracotta floor tiles and exposed timber beams overhead. It houses essential appliances including a washing machine and dryer beneath a wooden counter, alongside a vintage-style cream Smeg fridge. This room provides valuable storage and laundry facilities away from the main living areas.

## Bedroom 4

9'10" x 6'7"

The ground floor bedroom is a bright, compact room, featuring a neutral palette and a carpeted floor. A window and a skylight bring in plenty of natural light, while the room sits conveniently next to the shower room, making it both cosy and practical.

## Shower Room

The first floor shower room is a neat, tiled space with a walk-in shower, modern white sanitaryware, and a skylight that ensures the room is bright and airy, blending traditional wooden panelling with contemporary finishes and offers cloakroom facilities for the ground floor







## Bedroom 1
17'3" x 13'1"

This larger first floor bedroom is a charming space with a pitched ceiling, exposed beams, and a lovely period fireplace with a brick hearth. The dark wood floorboards add to the traditional appeal, while the room offers ample space and natural light from the window.

## Bedroom 2
17'1" x 9'2"

This bright and airy bedroom on the first floor features a pitched ceiling with exposed beams and is carpeted for comfort. The neutral decor includes light walls and classic radiators, with windows dressed in delicate curtains that provide a soft, welcoming feel. This has its own staircase and access to the main bedroom that can be closed off and locked if required. Alternatively could become a stunning dressing room or nursery for the main bedroom.

## Bedroom 3
12'1" x 10'10"

The first floor bedroom is a spacious and relaxing retreat with a pitched ceiling and exposed beams that add period character. It features a large window, carpeted flooring, and neutral walls, creating a calm and airy atmosphere. The room provides ample space for furnishings and enjoys a tranquil view.

## Bathroom

The family bathroom combines traditional and modern elements with a paneled wall painted a deep green, a freestanding clawfoot bath, and a separate shower cubicle. The room is finished with light tile flooring and features a stunning upcycled style vanity and a window that offers natural light and garden views.

## Studio and Garage
16'7" x 8'9"

The outbuilding studio is a versatile space with wooden floors and neutral walls, offering plenty of natural light through windows and a door leading outside. It is complemented by an adjacent WC and small kitchenette ideal for those working from home or hobbies, it has great potential for an annexe or additional visitor space. Originally forming the garage and a workshop a barn style garage storage is still provided with access from the drive.

## Rear Garden

The garden stretches generously from the stone terrace out to a large lawn bordered by mature shrubs and trees. A paved path leads to a rustic covered outdoor kitchen area, perfect for alfresco dining and entertaining. Beyond this lies a charming vegetable garden with raised beds and a circular central planter, ideal for growing your own produce. The garden is enclosed by fencing, ragstone and brick walls providing a private and peaceful outdoor space.













## Front Exterior

The front exterior of the property is quintessentially charming, featuring white painted walls combined with traditional brickwork and a tiled roof. A neatly maintained garden with a fenced border and a paved driveway provide off-road parking. The property retains its historic character with timber sash windows and a welcoming covered entrance door.

## Wateringbury

Situated in a conservation area above the village of Wateringbury, it is ideally situated to enjoy all the benefits of the countryside, yet being conveniently located close to road and railway links.

Wateringbury is a small village with a lively community and benefits from a village hall, post office, convenience store, hairdressers, tea room/antiques store and pub/restaurant as well as a good primary school and railway station.

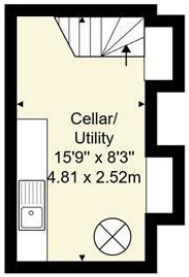
Wateringbury station (about 3/4 mile) serves Paddock Wood and Maidstone West. Paddock Wood has services to London Charing Cross in around 55 mins. Alternatively, West Malling station (4.7 miles) serves London Victoria/Charing Cross in about 55 mins (London Bridge in 44 mins).

The M20 (Jct 4) is 6.3 miles distant and provides access to the M26/M25 motorways and thence the motorway network beyond, Gatwick, Heathrow and Stansted airports, Channel Tunnel terminus, Dover and Bluewater shopping centre.

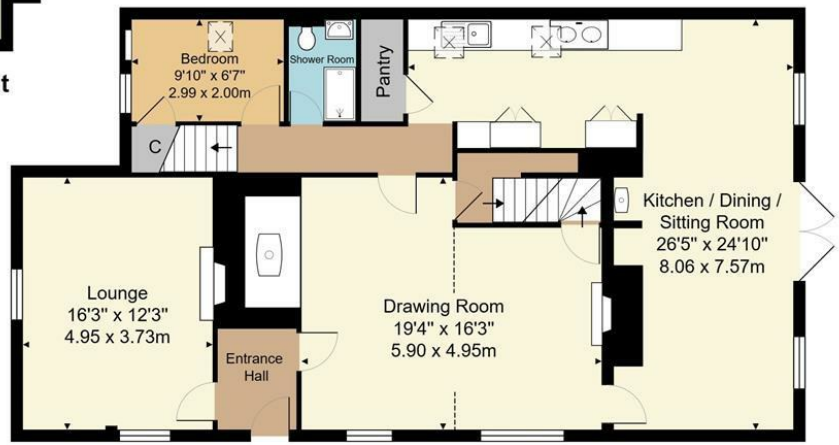
In addition to Wateringbury primary school, there are other primary schools in Kingshill and Mereworth. Maidstone and Tonbridge both have well regarded grammar schools for boys and girls. Independent schools include Tonbridge School, Kings Rochester, Sevenoaks School, Sutton Valence School and numerous preparatory schools in the Tonbridge and Sevenoaks area.

Nearby, the market town of West Malling has a good selection of popular restaurants and cafes. Maidstone, Tonbridge and Tunbridge Wells have large shopping centres, restaurants, cafes, bars and leisure facilities. Manor Park and Teston Bridge country parks are both close by and offer wonderful walking opportunities.

The area is well served for sports enthusiasts with Wrotham Heath, West Malling and Kingshill golf clubs nearby. Kingshill has a David Lloyd Health Club as well as football, cricket and tennis clubs and rugby is played at Aylesford and Tonbridge.



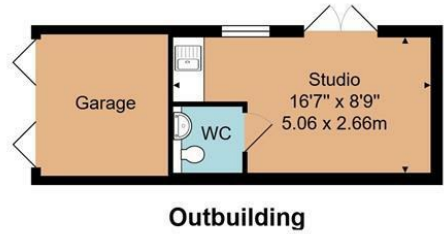

Basement




Ground Floor




First Floor




Outbuilding




House Approx. Gross Internal Area 2119 sq. ft / 196.9 sq. m
Outbuilding Approx. Internal Area 223 sq. ft / 20.7 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

EPC Rating- D

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
*offices in Kent and London*