



Ibbett Mosely

244 Butchers Lane, Mereworth, Maidstone,  
Kent, ME18 5QH







A great opportunity to buy a semi rural cottage within a great community on the edge of the village of Mereworth. Modern refitted kitchen and bathrooms at to this cosy feeling cottage with two double bedrooms set over three floors. Being sold with No Onward Chain.

Guide Price £400,000

### Sitting Room 11'10" x 11'1"

The sitting room welcomes you with a cosy and characterful atmosphere featuring a traditional working fireplace as the focal point. Natural light filters through the window, highlighting the light-coloured walls and wooden flooring. This space is perfect for relaxing or entertaining, with a door providing convenient access from the hallway and an inviting layout that encourages comfort.

### Kitchen / Diner 12'0" x 11'3"

The kitchen and dining area is a bright and practical space, featuring a range of cream cabinetry topped with wood-effect work surfaces. A stainless-steel oven and hob are integrated neatly, while a glass door opens directly onto

- Two Bedroom Rural Cottage
- Modern kitchen & bathroom
- Pretty cottage garden
- Brick built workshop
- Rural views from bedrooms
- Terraced house in Mereworth
- Built in 19th Century
- Great Condition
- Social Community
- No Onward Chain

the garden, bringing the outdoors in. The space benefits from plenty of natural light through a window and provides ample room for a small dining table, making it a pleasant area for cooking and casual dining.

### Landing

The landing area presents a bright and welcoming transitional space on the first floor, with white walls and flooring that keep things light. Small high windows add character and allow natural light to filter in, while the white-painted stair bannister complements the clean look of this area.

### Bedroom 12 x 11'2

A lovely double room with feature Victorian fireplace and views out over countryside.





## Bathroom

The bathroom offers a practical and fresh space with a contrasting dark floor and white tiled walls. It features a bath with a shower over it, a glass shower enclosure, and a contemporary vanity unit with cupboards beneath the basin. A window above the bath allows plenty of daylight, while a heated towel rail adds comfort to the room.

## Bedroom

14'8" x 12'0"

This bedroom on the second floor boasts a bright and airy feel, enhanced by a skylight window that fills the room with natural light as well as a front facing dormer looking out over countryside. The space is generously proportioned with a neutral decor, allowing the subtle details like the wooden door and small built-in storage cupboard to blend harmoniously. The room benefits from an inviting atmosphere perfect for restful sleep or relaxation.

## Studio Outbuilding

10'4" x 6'11"

This charming studio outbuilding offers a well-organised and compact workspace. It features a generous workbench beneath skylight windows, providing ample natural light ideal for hobbies or crafts. Shelving and storage units are neatly arranged, maximising the practicality of this inviting and private retreat. The workshop is fully insulated and can be used all year round and also benefits from electricity.







## Rear Garden

The rear garden is a delightful outdoor space characterised by a paved patio area for seating and alfresco dining, edged by well-tended flowerbeds brimming with a variety of plants and colourful flowers. A path leads through the garden, adding charm and structure, and at the far end, a quaint outbuilding provides extra storage or workspace. The garden enjoys a peaceful atmosphere with views of open countryside, making it a lovely place to relax or entertain.

## Parking

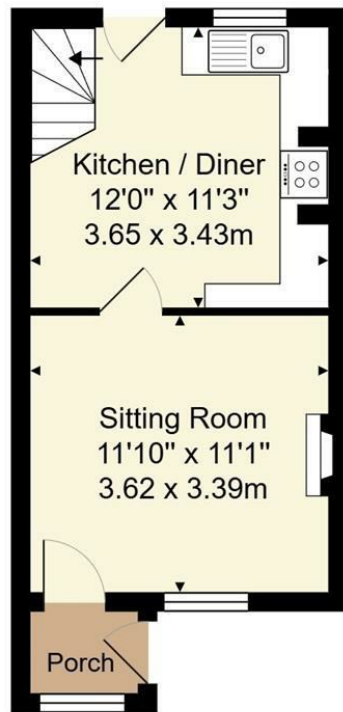
The current vendor has an arrangement with a local landowner to park her car within 50 ft of the property. She believes this will be able to be transferred to the new owner as it was when she bought the cottage. She currently pays £270 per annum for this arrangement.



## Mereworth

Mereworth is a small village lying just off the current A26 Maidstone to Tonbridge road. It lies between the villages of Watlingbury and West Peckham near the crossing of Seven Mile Lane with the A26. Mereworth has its own primary school and historic church. The Maidstone to Tonbridge bus service passes through the village, and the nearest main line stations are West Malling about 3 miles and Paddock Wood about 5 miles south as well as Watlingbury station within 3 miles. The M20 motorway is accessible 4 miles to the north at Wrotham Heath.





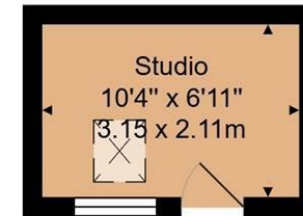
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

House Approx. Gross Internal Area  
748 sq. ft / 69.5 sq. m

Outbuilding Approx. Internal Area  
72 sq. ft / 6.7 sq. ft

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**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

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 over 3.0.

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