



Belgrave Cottage
Laddingford ME18 6BP
Guide Price £450,000



COUNTRY HOMES

Laddingford ME18 6BP

Situated in the heart of the popular village of Laddingford, this charming two-bedroom end-of-terrace home offers a wonderful blend of character, potential and convenient location. Ideal for buyers seeking a village lifestyle with strong transport links, the property is well placed for access to nearby towns and is commutable to Maidstone.

The accommodation is rich in period features, most notably the impressive inglenook fireplace which forms a cosy focal point to the main living space. As an end-of-terrace property, the house enjoys a greater sense of privacy and natural light throughout.

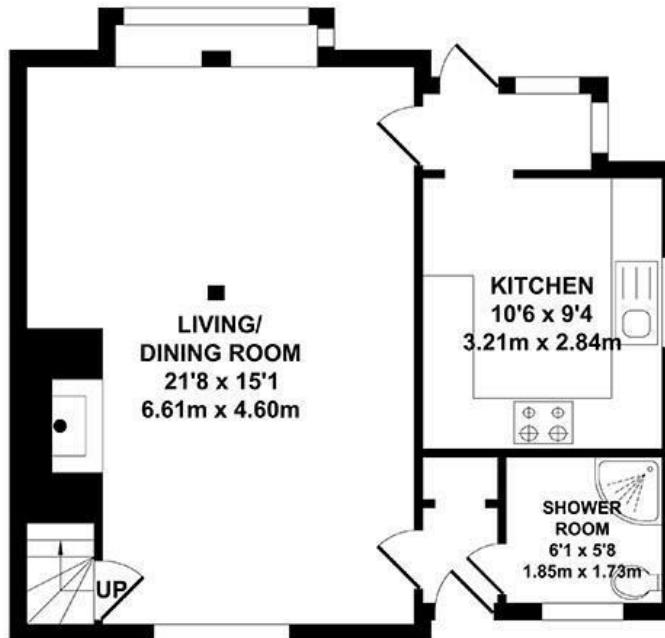
To the rear is a west-facing garden, perfect for enjoying afternoon and evening sunshine, providing an inviting outdoor space for relaxation or entertaining.

A significant advantage of this property is the accepted planning application for a two-storey extension, offering an exciting opportunity to substantially enhance the home. Once completed, the extension would create a four-bedroom end-of-terrace residence, making this an excellent prospect for growing families or those looking to add long-term value.

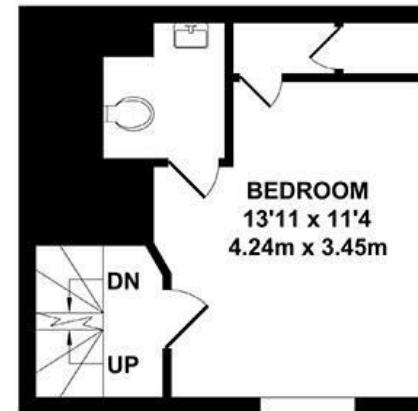
Laddingford is well regarded for its rural charm while remaining conveniently positioned for local amenities, schooling and transport connections. This is a rare opportunity to acquire a characterful home with both immediate appeal and future potential.

- End-Of-Terrace Character Cottage
- Planning Permission Granted [REF: 25/501262/FULL]
- West-Facing Garden
- Ample Parking
- Fantastic Potential
- Period Features Including Inglenook Fireplace
- Close to Nearby Amenities
- Great Transport Links
- Central Village Location
- Viewing Highly Recommended

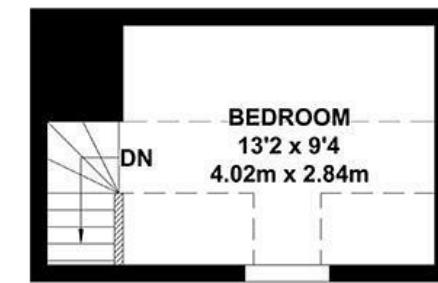




GROUND FLOOR
APPROX. FLOOR AREA
522 SQ.FT.
(48.52 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
220 SQ.FT.
(20.42 SQ.M.)



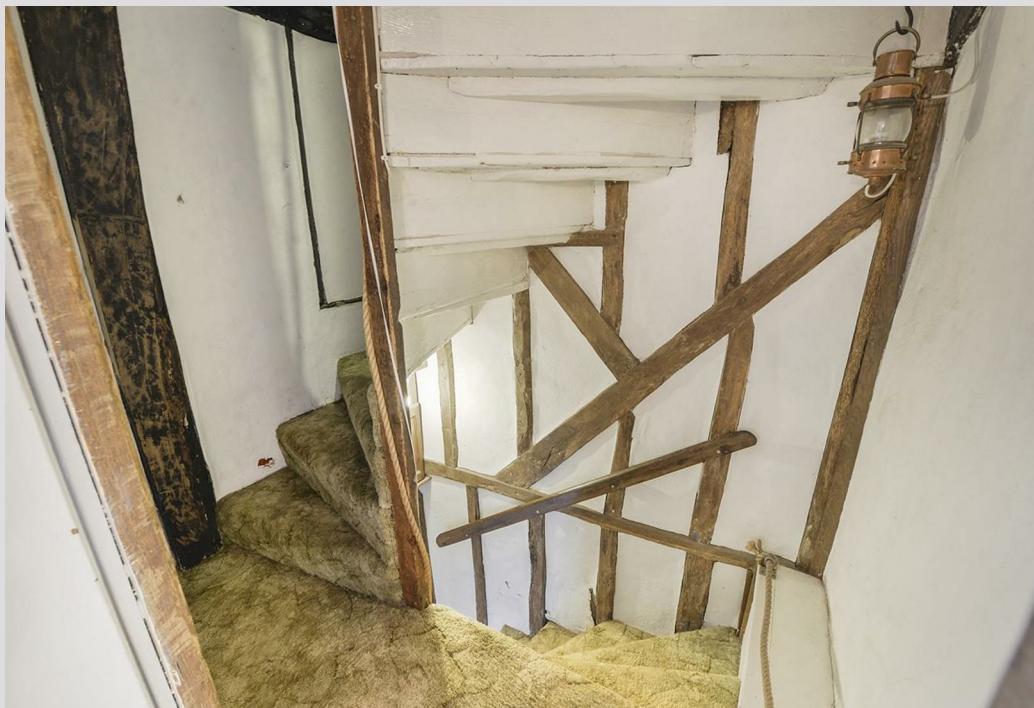
SECOND FLOOR
APPROX. FLOOR AREA
141 SQ.FT.
(13.06 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.00 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(14-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	46
EU Directive 2002/91/EC			





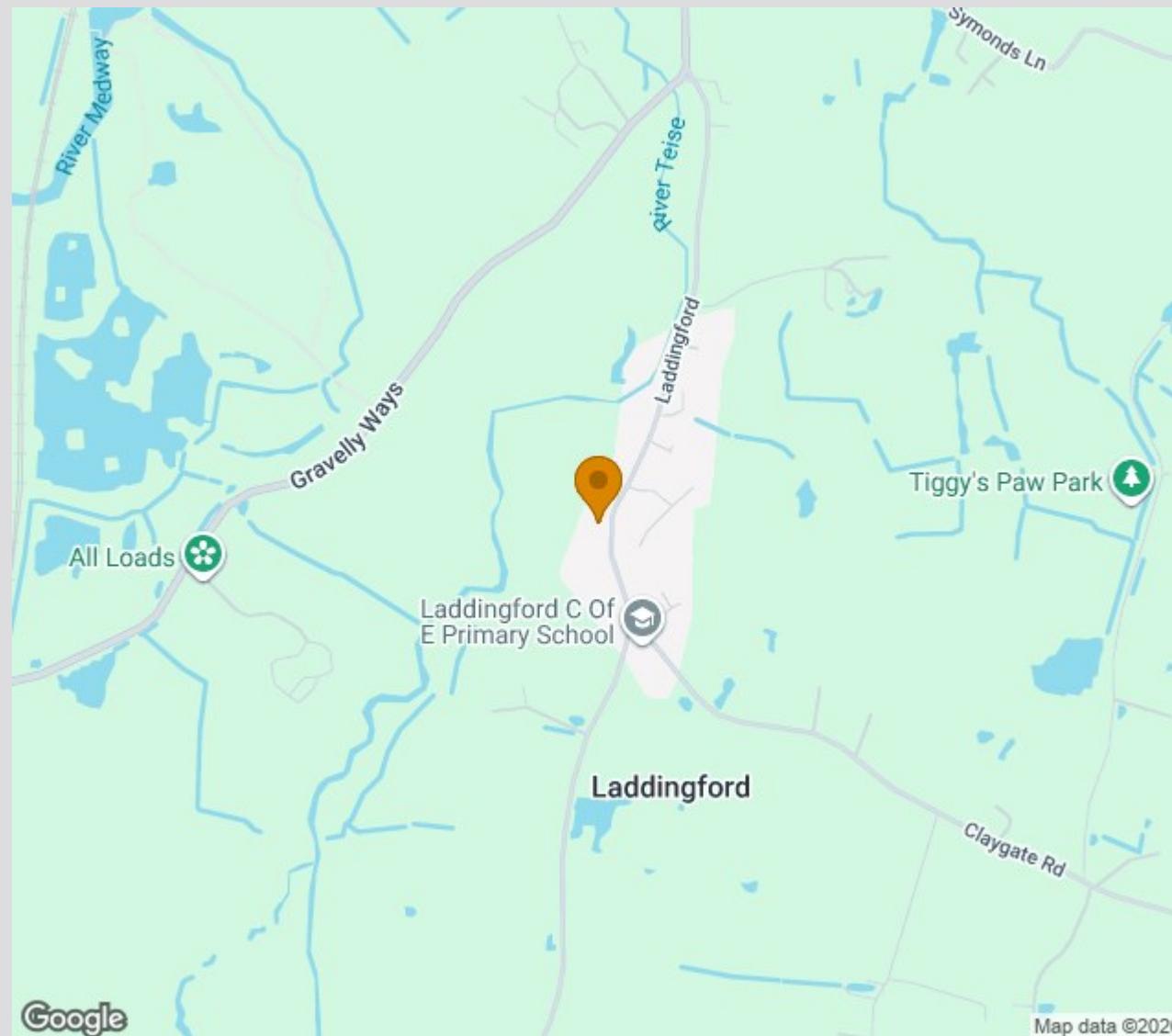
Location Map

Tenure: Freehold

Council tax band: D

AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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