



Lees Road

Yalding ME18 6HB

Guide Price £400,000



COUNTRY HOMES



## Yalding ME18 6HB

A generous size, beautifully refurbished Grade II Listed character cottage, set in a central position within the picturesque and historic village of Yalding. Being a part of the Old Bakery, in our opinion this home offers real character and charm and early viewing is highly encouraged.

The size of the rooms are particularly impressive and there is an excellent balance between the wealth of period charm and modern convenience. The ground floor has a well appointed formal dining room that leads to a great size sitting room. As you can see from the photos, the kitchen offers a full range of base and wall units, in-keeping with the style of this period home.

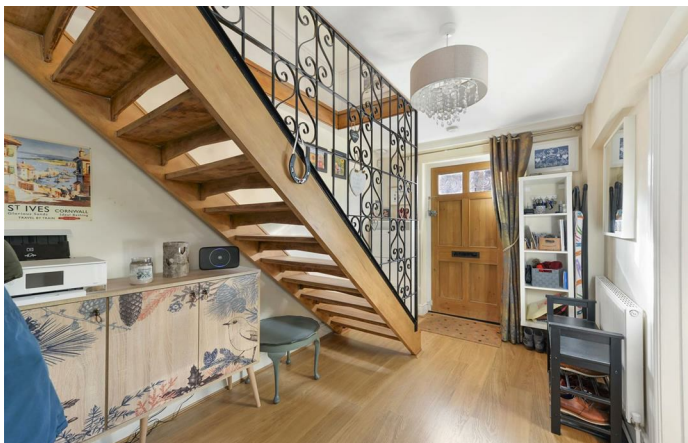
Upstairs there is a large landing providing lots of space and light, which the current owners have utilized as a study. Off the landing you will find three well presented bedrooms with a large master bedroom boasting its own en-suite bathroom, in addition to the family bathroom.

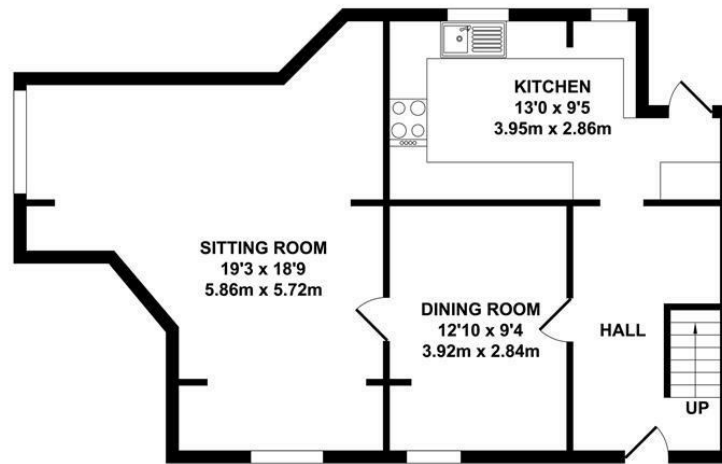
Outside you will find a small court yard garden.

Yalding is a quintessential Kent village, at the heart of which is a beautiful 11th century church. There is a primary school, two traditional pubs, a tearoom, a shop, an award winning post office selling local produce, a library and doctor's surgery. The village a real sense of community with local events, cricket and football clubs. Yalding lies just North of the larger town of Paddock Wood which offers a variety of shops, Waitrose supermarket and a mainline station with trains into central London.

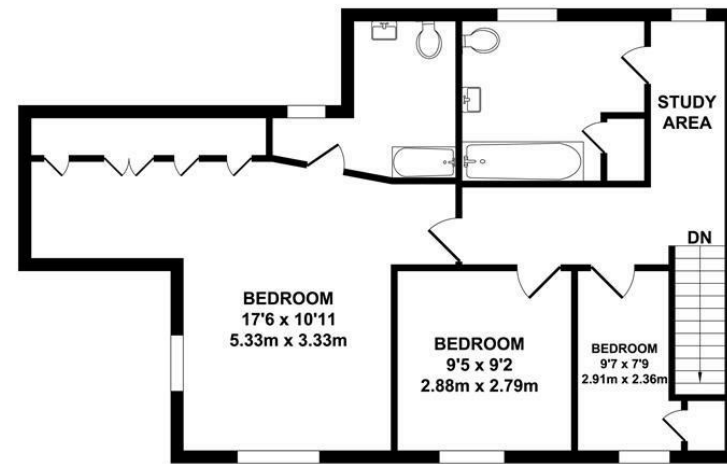
Viewing is highly encouraged . Call today to book your appointment.

- Generous size three bedroom home
- Lovely village location
- Large sitting room
- Dining room
- Family bathroom
- En suite bathroom
- Well presented throughout
- Period features
- Local amenities close by
- Early viewing highly encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
673 SQ.FT.  
(62.50 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
656 SQ.FT.  
(60.97 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1329 SQ.FT. (123.47 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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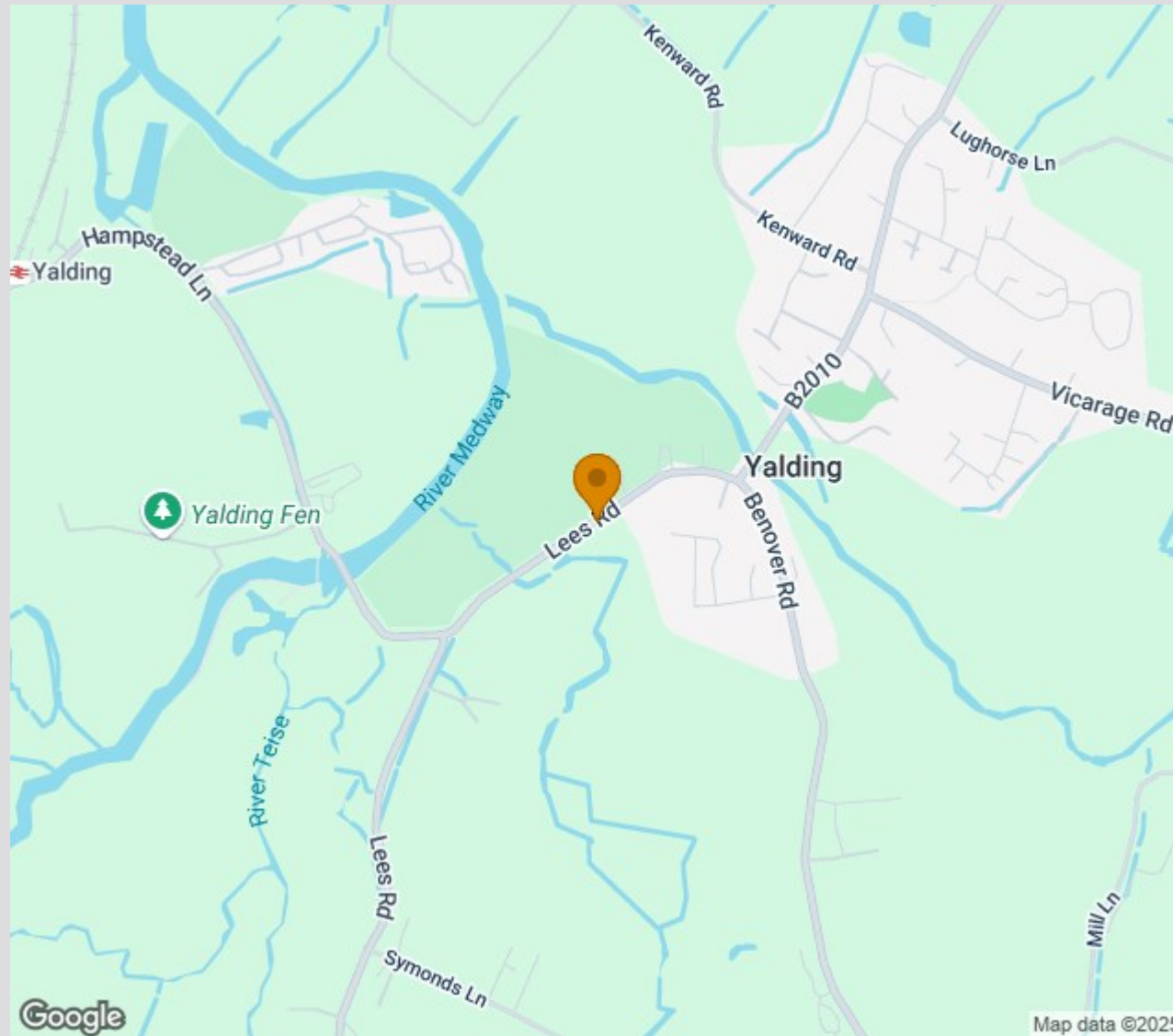




## Location Map

Tenure: Freehold

Council tax band: E



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