



**The Old Bakery Lees Road**  
Yalding ME18 6HB  
Guide Price £425,000

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COUNTRY HOMES

## Yalding ME18 6HB

A beautifully refurbished Grade II Listed three bedroom character attached cottage, that is 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 charm and character with a homely feel.

Once inside the property you will be impressed by the size of the rooms of this bright and spacious home. There is a nice balance between the wealth of period charm and modern conveniences. The ground floor has a well appointed formal dining room that leads to a great size lounge. The kitchen is a good size and offers a full range of base and wall units that fit well with style of this period home.

Upstairs you will find a very large landing providing lots of space and light. As you see from the photos, the current owners have utilized part of which as their study. Off the landing you will find three well presented bedrooms with a large master benefitting from its own en-suite and the other two being served by the family bathroom.

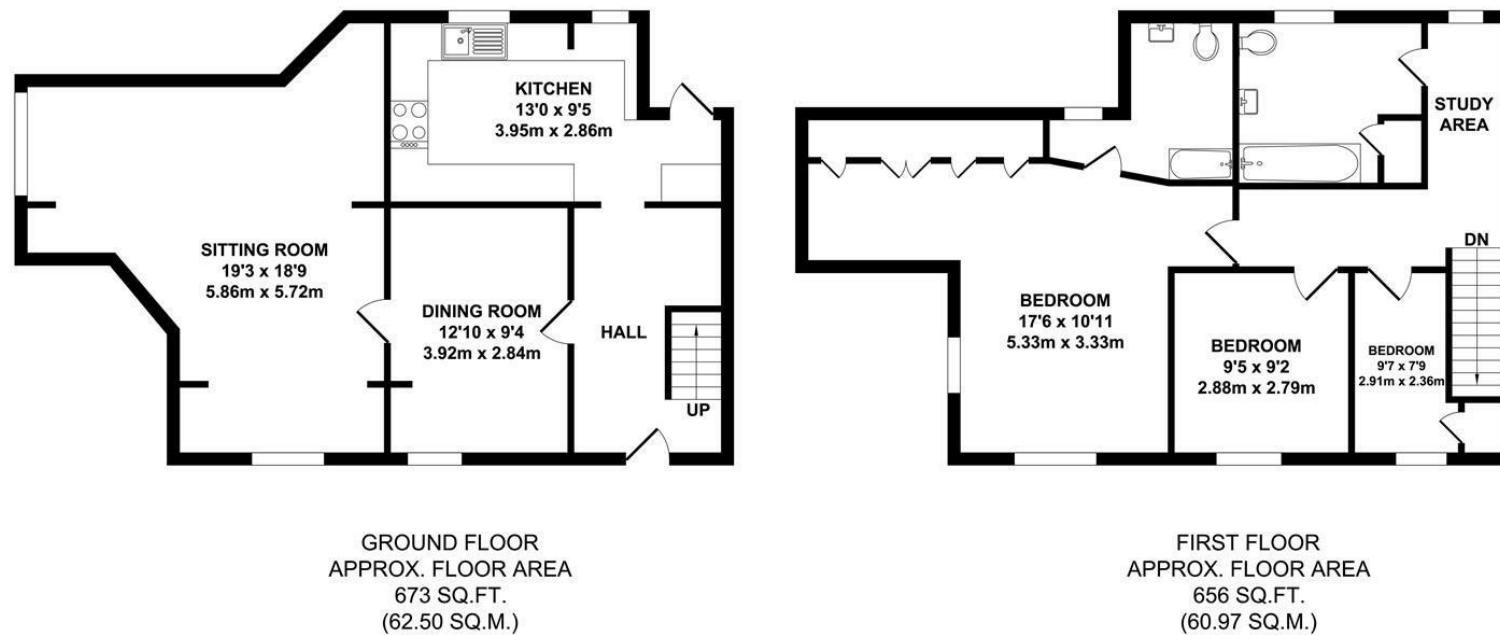
Outside you will find a court yard garden.

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 teashop, 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.

- Character home
- Attached
- Sought after village location
- Three bedrooms
- Two reception rooms
- Family bathroom
- En suite bathroom
- Court yard garden
- Well presented throughout
- Freehold / Council tax band E





**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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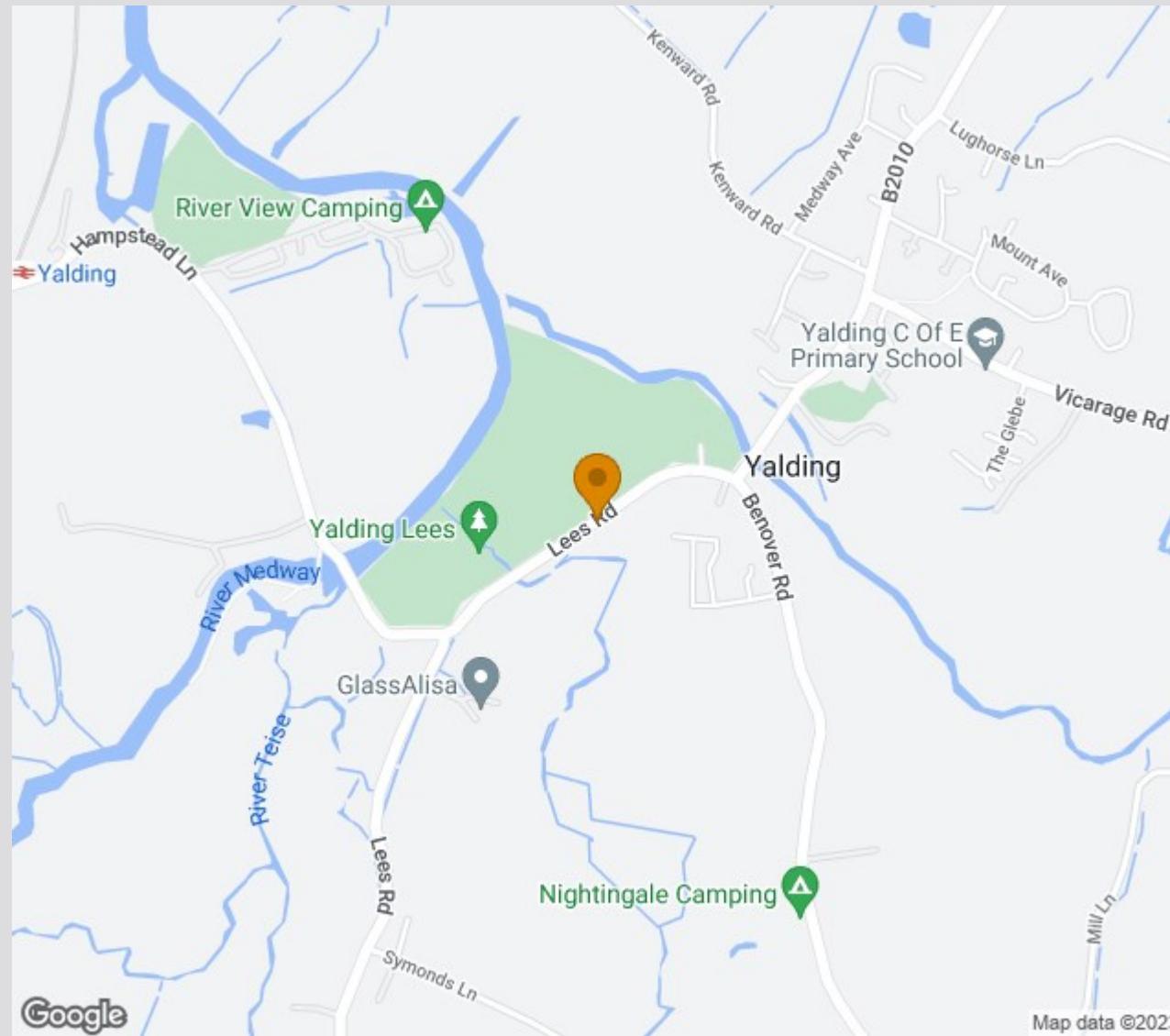




## Location Map

Tenure: Freehold

Council tax band: E



TO VIEW CONTACT:  
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