



Hermitage Lane, Maidstone, ME17 4DA  
Guide price £350,000

Guide Price £350,000 - £375,000. Situated along a country lane on the outskirts of the popular village locations of Boughton Monchelsea and Chart Sutton, The Homes Group are delighted to offer this beautifully presented two bedroom cottage which has stunning views across open fields to the front and rolling countryside to the rear.

The entrance hall leads into the living room which has an impressive Victorian style cast iron fire place with an open fire. The country style kitchen/diner is located to the rear of the property with built in appliances including a range style oven and a butler style sink.

From the kitchen you step out into the well established south facing 80' rear garden which has a hidden patio area at the very end of the garden where the current owners have spent many afternoons and evenings taking in the view with a cold glass of something. The inhabitants of the field to the rear will come to the fence from time to time to say hello, this year it has been a herd of cows.

Back in the house the stairs in the entrance hall lead up to the two double bedrooms and family size bathroom which has a separate shower over the bath. All three rooms benefit from the fore mentioned views across the local countryside too.

The cottage also comes with a separate piece of land at the end of the terrace of houses which provides the parking for the property. The current owners have turned the rear half of that space into a kitchen garden and allotment growing anything from raspberry and tomatoes to beetroot and rhubarb.

Please note that the owners of this property are a relative of a member of staff at The Homes Group.

#### Entrance Hall

#### Living Room

12' x 11'9" (3.66m x 3.58m)

#### Kitchen / Diner

16'4" x 10" (4.98m x 3.05m)

#### Landing

#### Bedroom One

16'4" x 10" (4.98m x 3.05m)

#### Bedroom Two

11' x 9' (3.35m x 2.74m)

#### Bathroom

7'9" x 7' (2.36m x 2.13m)

#### Rear Garden

80' (24.38m)

#### Front Garden

#### Parking

#### Allotment Garden





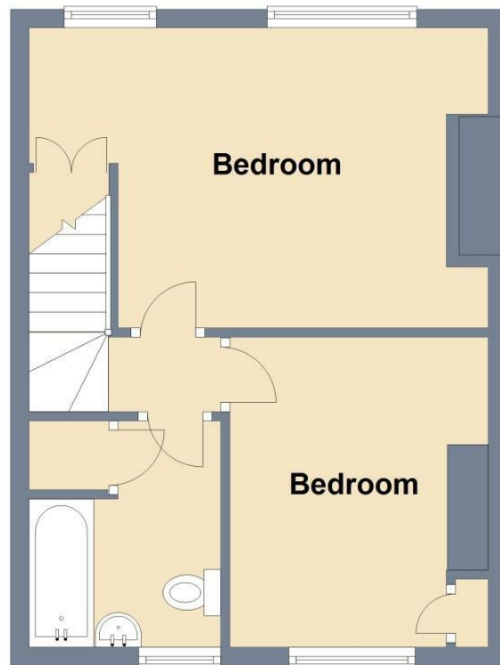
### Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)

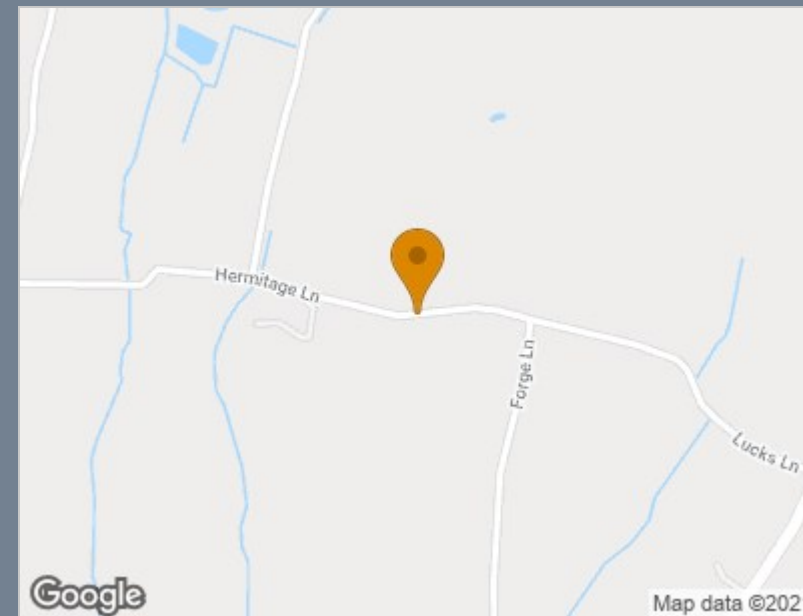


### First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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