



**Price**

**£700,000**

**Freehold**

4x  3x  2x 

**High Street, Yalding,  
Maidstone, Kent, ME18**

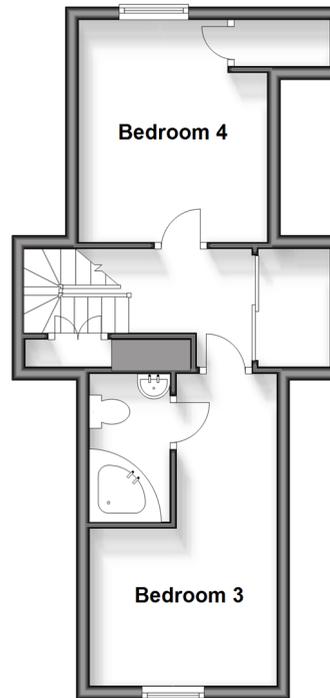
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

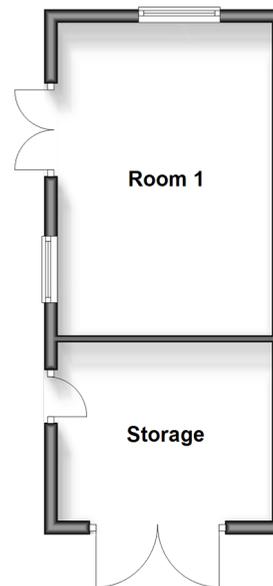
## Second Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



## Outbuilding

Approx. 24.6 sq. metres (264.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'9 x 14'1 (4.50m x 4.30m)

Dining Room: 16'7 x 11'1 (5.06m x 3.38m)

Kitchen: 15'5 x 14'8 (4.70m x 4.47m)

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 9'9 (4.80m x 2.97m)

Bedroom 2: 11'3 x 9'8 (3.43m x 2.95m)

Bedroom 3: 15'2 x 9'2 (4.63m x 2.80m)

Bedroom 4: 11'2 x 9'6 (3.41m x 2.90m)

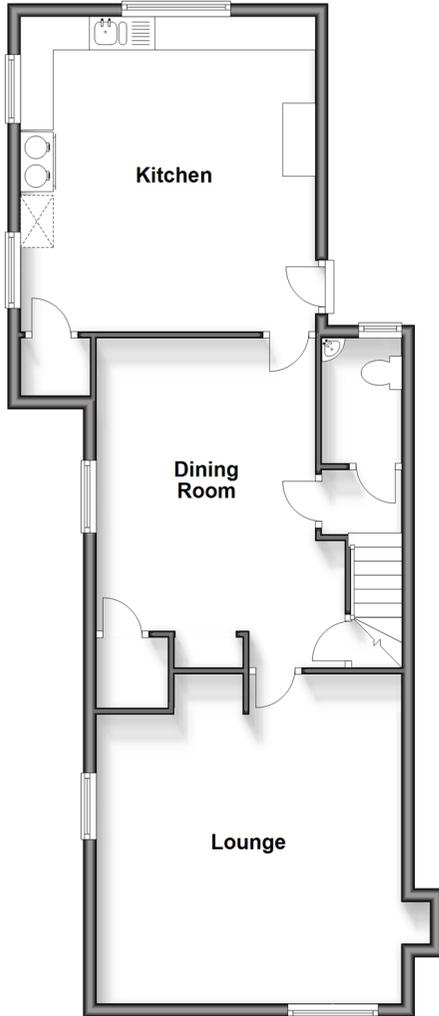
### OUTSIDE

Garden

Driveway

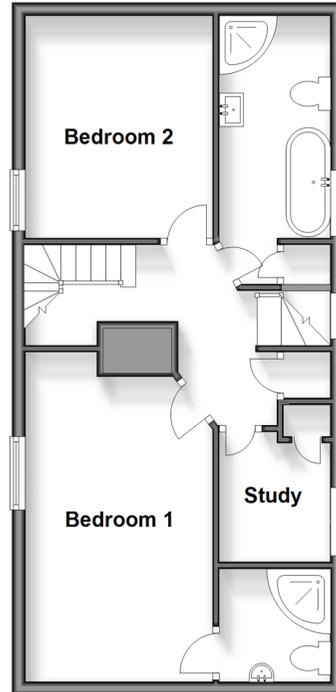
## Ground Floor

Approx. 69.1 sq. metres (743.7 sq. feet)



## First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)





## Main features

- Grade 2 listed cottage in the heart of the village
- Large garden to the rear with fully powered outbuilding with full fibre broadband for home working
- Off road parking
- Boasting character throughout
- Spacious kitchen overlooking the garden with separate dining room



### Nearest Schools

Primary Schools: Yalding, St Peter and St Paul C of E Voluntary Controlled Primary Sch 0.2 miles, Hunton C of E Primary 1.3 miles, Laddingford St Mary's C of E Voluntary Controlled Primary 1.5 miles



### Transport Information

Train Stations: Yalding 0.5 miles, Beltring 1.9 miles, Wateringbury 2.0 miles



### Address

High Street, Yalding, Maidstone, Kent, ME18



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Paddock Wood Branch 01892 836877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: **F(29)** POTENTIAL: **E(40)**

13626452/20240323/LF/GD