



East Lodge and Cottage in the Wood
Harple Lane, Detling, Maidstone, Kent

For the finer things in property.

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East Lodge and Cottage in the Wood, Harple Lane, Detling, Kent ME14 3ET

An attractive and deceptively proportioned Edwardian Lodge of character, together with a separate cottage

M20 (J7) 1 mile, M2(J5) 5 miles, Maidstone 4 miles, Aylesford 8 miles, Rochester 10 miles, Royal Tunbridge Wells 25 miles, Central London 48 miles

Location

The properties lie within the North Downs area of Outstanding Natural Beauty which has a good range of local amenities, all within easy reach.

The ancient village of Detling is easily accessible and has a community shop, public house and church together with the neighbouring villages of Thurnham and Bearsted offering local amenities serving all the day to day needs. Maidstone the county town of Kent is a short distance away and offers a comprehensive range of shopping, recreational and cultural amenities.

Despite being easily accessible the properties are close to the countryside and within striking distance of the North Downs.

For the commuter the mainline stations are Bearsted and Maidstone. For the motorist a number of major road routes are easily accessible namely the M20 and M2 motorways.

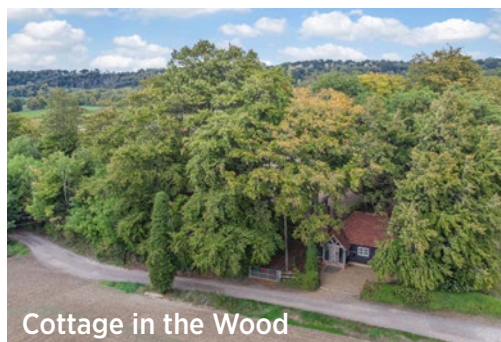
Directions

From J7 of the M20 proceed north on the A249, proceed for about 1 mile bearing left into a small slip road called Harple Lane, the property will be found after a short distance on the left hand side.

Guide Price: £1,500,000



East Lodge



Cottage in the Wood



East Lodge, Pool House

East Lodge Harple Lane

An attractive and deceptively proportioned Edwardian Lodge of character, together with an annexe and pretty gardens, abutting farmland

Entrance porch | Entrance hall | Sitting room
Dining room | Conservatory | Inner hall/study area
Kitchen | Downstairs cloakroom/ bathroom | 4/5
Bedrooms | Shower room Bathroom | Pool house
with large sitting room, kitchen area, shower room,
conservatory, bedroom above | Large garage with
workshop to rear | Swimming pool Summer house/
observatory | In all about 1.5 acres | EPC rating F

The property

East Lodge is an attractive and characterful Edwardian Lodge house in a delightful semi-rural yet highly accessible location in an 'Area of Outstanding Natural Beauty' being on the edge of both of Detling village and in easy proximity of Maidstone, the country town of Kent. The elevations are of stone and are partially relieved by tile hanging under a pitched tiled roof.

The accommodation, which is arranged over two floors, offers a high degree of flexibility, has much character, is well proportioned and retains many pleasant features of the period. The rooms offer lovely views over open farmland, gardens and countryside.

The property is great for entertaining and the house can be used in many different ways than its current usage

Cottage in the Wood is close to East Lodge but discreetly situated, surrounded by mature trees. Built with seasoned ancient oak this gorgeous cottage has delightful adaptable accommodation.

Outside

The property has plenty of parking and an attached double garage with workshop beyond.

On one side of the property is a heated pool and

separate poolside annexe/cottage with sitting room, kitchen, shower room, conservatory and mezzanine bedroom above. This room is ideal as occasional accommodation.

Another feature of the property is the hexagonal summerhouse/workshop with observatory platform above.

The gardens are interspersed with young and mature tree, there is a delightful grotto and folly built out of old reclaimed ragstone.

General

Local Authority: Maidstone Borough Council

Services: Mains

Council Tax: Band G

Tenure: Freehold





East Lodge



Pool house annexe



East Lodge, Harple Lane, Detling, Kent

Main House internal area 2,028 sq ft (188 sq m)

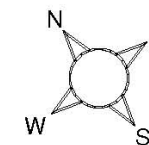
Garage internal area 280 sq ft (26 sq m)

Workshop & Log Store internal area 124 sq ft (12 sq m)

Annexe internal area 422 sq ft (39 sq m)

Summer House & Workshop internal area 205 sq ft (19 sq m)

Balcony external area = 76 sq ft (7 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Cottage in the Wood Harple Lane

A charming two-bedroom detached cottage surrounded by scenic woodland

Sitting room | Kitchen/dining room | Family room | Principal bedroom with en suite bathroom | 1 Further bedroom | Family bathroom Garden | EPC Rating E

The Property

The Cottage in the Wood is a cosy yet very attractive period property set in the heart of rural Kent. Two bedrooms, three reception rooms and a landscaped garden area make it a desirable option for couples or smaller families.

Most of the property's living space is spread across one floor. This includes a good-sized sitting room with dual aspect windows, an impressive double height ceiling, statement wooden beams and a woodburning stove. Leading off this is a galley-style kitchen and dining area benefiting from traditional light-coloured units and grey slate tiling.

Also on the ground floor are two bedrooms. This includes a principal bedroom and an adjoining en suite featuring a shower over the bath. The second bedroom is slightly larger and benefits from beautiful hardwood beams and views across the garden and nearby woods. A modern family bathroom with a built-in shower unit completes the living accommodation on this floor.

A staircase off the dining area leads to a room in the eaves which could be used as an office, an additional living area or a family room.

Outside

The property benefits from a gravel entrance and off-road parking for one or two vehicles. As well as being surrounded on all sides by mature woodland and fields, the cottage has an easy to maintain back garden. There is a small wooden deck area that is currently occupied by a hot tub, while the remainder of the space has been landscaped with gravel pathways and flowerbeds.

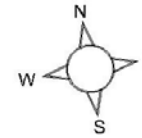




Cottage in the Wood



Cottage In The Wood, Harple Lane, Detling
Internal area 920 sq ft (85 sq m)



General

Local Authority: Maidstone Borough
Council Services: Mains
Council Tax: Band C
Tenure: Freehold

Guide Price for both properties: £1,500,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent, TN13 1UW

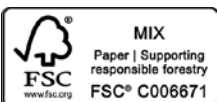
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