



'Our Focus Determines Your Reality'



Lower Street  
Leeds  
Kent  
ME17 1RR



Sitting/Dining Room \* Kitchen \* Utility/Cloakroom

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Master Bedroom with Fireplace  
Two Further Bedrooms \* Family Bathroom

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Delightful Gardens \* Off Road Parking



## CHARMING GRADE II LISTED COTTAGE

This charming Grade II Listed cottage is believed to date from the 15th century with a 19th century façade. The cottage occupies a tucked away location in the attractive village of Leeds within walking distance of the village shop and country inn.

Full of character and retaining many period features, the cottage has undergone recent renovation and is presented in immaculate order throughout. The accommodation consists of a double aspect sitting/dining room with a feature fireplace and doors to the garden, a fitted kitchen with door to the garden and a utility/cloakroom on the ground floor. On the first floor there is a master bedroom with exposed brick fireplace, two further bedrooms and a family bathroom.

Outside there is an area of ample off road parking, adjoining the garden to the front which is laid to lawn bordered with mature hedging. A gate in the hedge opens onto a path to the front door and around the cottage to the garden at the rear. The partially walled garden is laid to lawn with a paved terrace, a number of trees on the boundary and a garden store.



## LEEDS

The village of Leeds benefits from a primary school, a public house and the popular historical attraction, Leeds Castle.

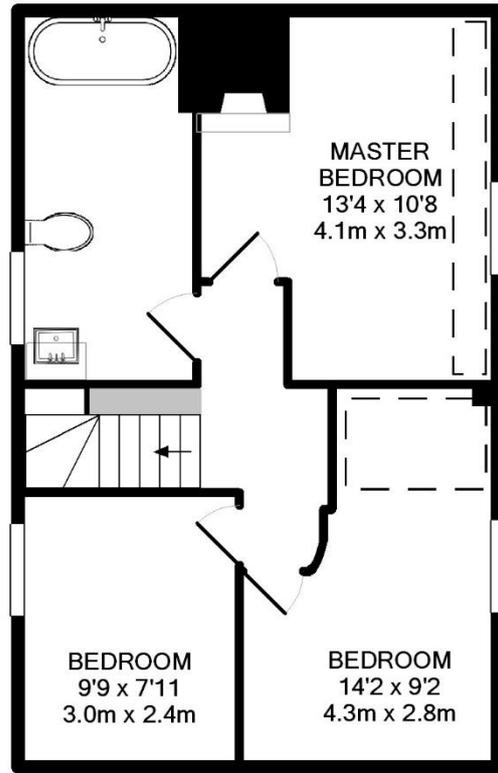
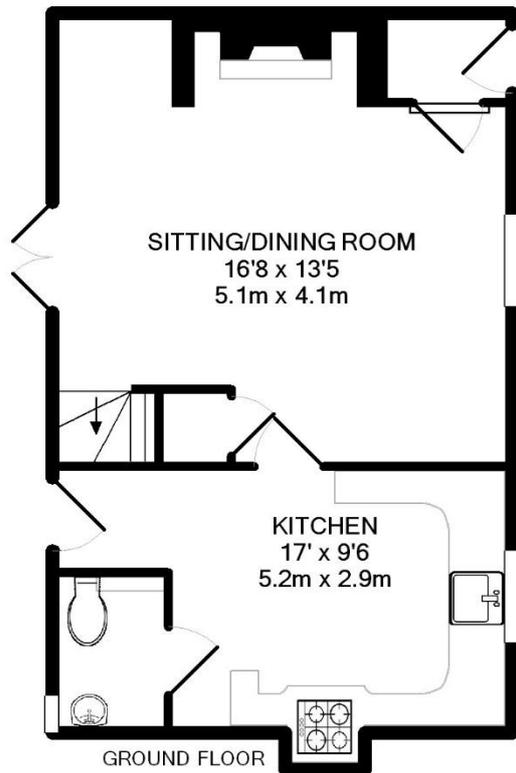
Maidstone, the county town of Kent is a short drive and provides extensive shopping and entertainment opportunities.

## SCHOOLS AND CONNECTIONS

Within the local area there are a number of excellent schools for children of all ages both in the public and state sectors.

Maidstone provides a main line railway station to London Victoria and there is nearby motorway access to the M20 with links to London and the coast.





(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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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## SERVICES

All main utilities are connected.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)