



Honeysuckle  
Cottage, 26A  
Green Lane,  
Platts Heath,  
Maidstone,  
Kent, ME17  
2NH

Guide Price  
£850,000



WOODS  
ESTATE AGENTS





Welcome to Honeysuckle Cottage a delightful 5 bedroom converted chalet bungalow situated in the picturesque village of Platts Heath. Surrounded by the Kent countryside, this extended property is a perfect family home offering amazing views of the North Downs situated on a substantial plot. If you're looking for a home to suit a growing family with flexible accommodation in a rural setting, this house could be for you.

Positioned very inconspicuously from the quiet lane, the property unfolds before you as you walk down the gravel driveway and to the front door. Finished with black clad accents, this home's aesthetic beautifully compliments the countryside surroundings and emulates a cottage feel despite offering 2,178sqft of flexible living space. The lounge is considerable in size and boasts dual aspect views of the garden and a lovely feature bay window which floods the room with natural light, creating a welcoming space to relax and enjoy. Not forgetting, the inviting log burner which is perfect for the colder months. The lounge flows through into the open-plan kitchen diner, which benefits from French doors out onto the south-eastern facing patio. Finished in a shaker-style cabinetry, the kitchen offers integrated appliances, a peninsula breakfast bar and a convenient pantry. Continuing through the ground floor, there is a study offering the ideal space to work from home. In addition to two bedrooms, one of which benefits from its own ensuite. Completing the downstairs, there is a bathroom with shower and plenty of built-in cupboards for necessary storage.





“

*I love  
the rural  
location,  
but you're  
not too  
far away  
from local  
amenities.*

”





Converted by the current owner, the upstairs is a magnificent modular construction that was prefabricated offsite and delivered. Cleverly designed to create an envious bespoke space, the first floor provides two further double bedrooms, a bathroom and a gorgeous master suite. Benefitting from a triple aspect, the primary bedroom offers stunning views of the North Downs with amazing floor to ceiling Velux windows, providing lots of natural light. Complete with its own log burner, the master bedroom is perfect to reside to after a long day, relaxing by the fire. It also has its own ensuite shower room and a walk-in wardrobe.

Stepping outside, the garden envelopes the property offering plenty of room for children to play whilst hosting family get-togethers on the extensive patio. The driveway is generous in size with parking for up to 3 / 4 cars, in addition to a double garage with power and lighting. The house conveniently benefits from superfast broadband and fibre to the cabinet, which is the most widely available internet connection. Mobile data and voice signal is limited across most providers indoors and likely outdoors. The property is served by a main supply of electricity, water, drainage and LPG central heating.

Platts Heath offers a rural lifestyle in the heart of Kent. Surrounded by woodland, all the neighbouring fields of Pleasant Farm have been acquired by Forestry England to become a new woodland for timber, wildlife and people. This means it will not only help the environment but can be enjoyed by all. Platts Heath primary school is within walking distance and is rated "Good" by Ofsted. Lenham village is just a 4-minute drive away and offers a train station with links to London Victoria and Ashford, in addition to, a pub, a hotel, a bakery, a supermarket, a hairdressers and a doctors surgery.





“  
The views  
of the  
North  
Downs  
from the  
master  
bedroom  
are very  
special.

”



### Need to know...

- Extended chalet bungalow
- Dual aspect lounge with feature bay window & log burner
- Open-plan kitchen diner with french doors onto south-easterly facing patio
- 2,178 sqft of flexible living space
- Five / six bedrooms (two with ensuite)
- Substantial landscaped garden
- Walking distance to Platts Heath Primary School
- Views of the North Downs
- Double garage and gravel driveway
- Beautiful countryside location
- EPC Rating TBC
- Council Tax Band F





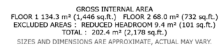


“

*It's a  
perfect  
family  
home.*

”





# Interested?

rebecca@woods-estates.co.uk

07354 848535