



Mount Lodge Church Lane, Bearsted, ME14 4EF

A rare opportunity to purchase this unique Victorian Cottage with large wrap around garden and frontage in an elevated position.

Found in a most sought after area close to a charming village green and Woodland Trust.

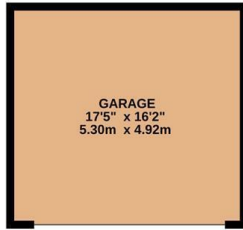
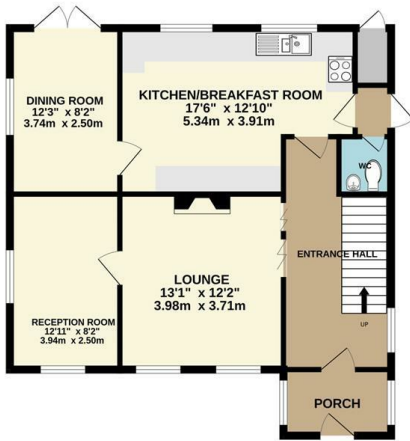
Offering huge potential for extension that, although now lapsed, has previously been approved to offer a separate 4 bed dwelling or additional space to the main residence.

Early viewings highly advised.

£800,000

- Previous planning approved for a separate dwelling
- Detached family home
- Double garage
- En-suite to master
- Downstairs WC
- Beautiful village setting
- Walking distance to local schools
- Walking distance to local amenities
- EPC- TBC
- Council tax- F

GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	