



HEADCORN

KENT

JACKSON-STOPS 



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MANOR COTTAGE, 71 HIGH STREET, HEADCORN, KENT, TN27 9QA

Guide Price £875,000

## A FINE GRADE II LISTED FAMILY HOUSE OF MEDIEVAL ORIGINS SET IN THE HEART OF THE VILLAGE WITH SHOPS, AMENITIES AND MAINLINE STATION ON THE DOORSTEP



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### DESCRIPTION

Manor Cottage is a fine example of a Grade II listed timber framed residence of medieval origins with later alterations. Today it is a characterful family home of great charm with many original features on show including exposed beams, traditional latch doors and inglenook fireplaces.

The property originated as a barn around the 16<sup>th</sup> century and later converted into two separate dwellings. It was subsequently merged into a single dwelling with the accommodation arranged on three floors.

The ground floor comprises of a kitchen/dining room, sitting room, utility room, additional snug room, downstairs bedroom and cloakroom. To the first floor are three bedrooms, one with en suite bathroom and a family bathroom with two further bedrooms on the second floor accessed by two individual staircases.

The kitchen/dining room is truly the heart of the home. The kitchen is fitted with cream painted wood units under solid wood worksurfaces with a central island that divides the kitchen and dining spaces. Integral appliances include a fridge and freezer, integrated dishwasher and range cooker.

Outside, there is off road parking for a number of vehicles on the private driveway. The rear garden offers good outside space considering the property's central village location, is mainly laid to lawn and bordered by closed panel fencing. A paved rear terrace runs along the full length of the property with an area of patio in which to enjoy al fresco dining and relaxing. An additional patio towards the top of the garden allows for enjoyment of the late afternoon summer sun.

The property is accompanied by a summer house at the rear of the garden, furnished with power and light.

**\* NO ONWARD CHAIN \***







## FEATURES

- Rear entrance lobby with tiled floor and additional inner lobby with access to front door
- Sitting room with inglenook fireplace and wood burning stove, views to front and side through to a study area
- Kitchen/dining room with integral appliances and tiled flooring, views to front and rear
- Family room/snug with open fireplace, views to the front
- Ground floor bedroom with views over the garden
- Utility room with fitted cupboard and basin, space for washing machine and tumble dryer
- Cloakroom with WC and pedestal basin
- Master bedroom with en suite bathroom with roll top bath, pedestal basin, WC, chrome towel rail and tiled flooring
- Four further bedrooms, two located via separate staircases to second floor
- Family bathroom with roll top bath, separate shower cubicle, vanity basin, WC, chrome towel rail and tiled flooring
- Circa 0.26 acres of rear garden with summer house
- Off-road parking for several vehicles





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## SITUATION

Manor Cottage is set in the heart of the historic village of Headcorn. A range of local shops, public houses, primary school and amenities are on the doorstep and the mainline railway station and primary school are each just a short walk away. The village has an active community spirit with events and clubs to suit all ages. Comprehensive shops and amenities may be found at Maidstone and Tenterden.

Along with Headcorn Primary School, other schools nearby include the Sutton Valence Schools, Dulwich Preparatory at Cranbrook, Homewood School & Sixth Form Centre in Tenterden, and numerous secondary and grammar schools at Maidstone.

Headcorn Station provides services to London Bridge, Cannon Street and Charing Cross with journey times from under an hour. Ashford International offers services to London St. Pancras from just 37 minutes and Eurostar services to the continent. The M20 gives access to the coastal ports and the M25 for Gatwick, Heathrow and Stansted airports.

M20 7 miles

Maidstone 9 miles

Tenterden 9 miles

London 53 miles

(All distances are approximate)

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## DIRECTIONS

From the centre of the village with Sainsburys on your right, proceed east towards the railway station. The property will be found after a short distance on the left adjacent to the Baptist church.

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## Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



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## PROPERTY INFORMATION

- Services: Gas fired central heating. Mains gas, electricity, water and drainage.
- Local Authority: Maidstone Borough Council.
- Council Tax band: G (2021/22)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Viewings: Strictly by appointment on 01580 720000.

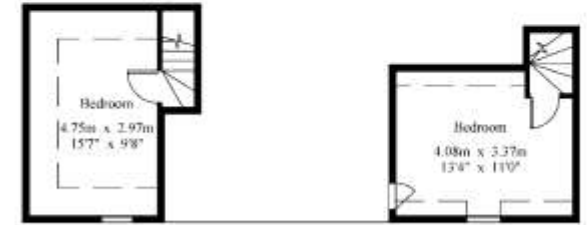
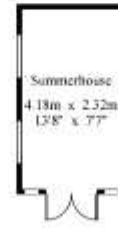


# IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

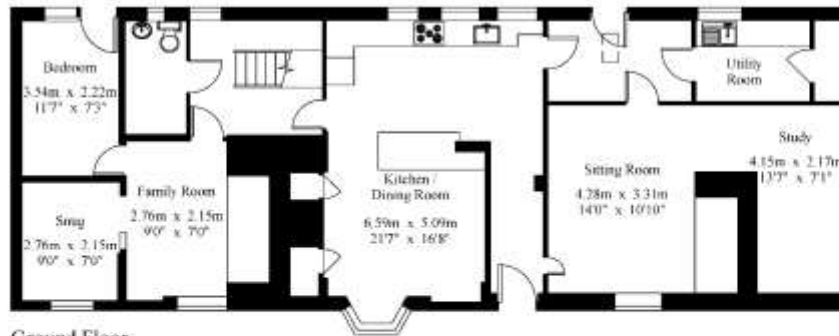
## Manor Cottage

House - Gross Internal Area : 234.5 sq.m (2524 sq.ft.)  
 Summerhouse - Gross Internal Area : 9.6 sq.m (103 sq.ft.)

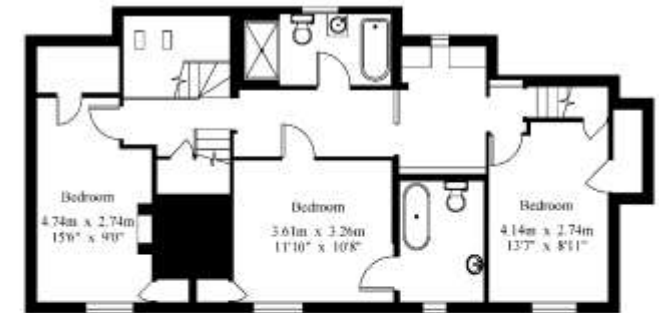


Second Floor

----- Restricted Height



Ground Floor:



First Floor



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