



Lambert & Foster



BILLINGHURST FARM

BUTCHERS LANE | MEREWORTH | KENT | ME18 5QD

A unique opportunity to acquire this charming three-bedroom, two-bathroom detached cottage with a paddock to the rear. Offered to the market in excellent condition property benefits from a country style kitchen/breakfast room, reception room, separate dining room and sunroom. Upstairs has three double bedrooms and a family bathroom. Outside the property is beautiful mature garden with a variety of plants and shrubs, off street parking to the front and a paddock beyond the rear garden. This wonderful property is located in the pretty village of Mereworth, with a local primary school, bus routes and easy access to the motorway links.

Guide Price £725,000 - £750,000

FREEHOLD





BILLINGHURST FARM

163 BUTCHERS LANE, MEREWORTH, KENT, ME18 5QD

- Charming three-bedroom, two bathroom detached cottage
- An acre Paddock to the rear of the garden
- Kitchen breakfast room and Two reception rooms
- Located in the pretty village of Mereworth
- Beautiful mature garden
- Off street parking to the front

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///hiring.frozen.rummage

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas Central Heating

BROADBAND: Standard and Superfast Available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: Band F **EPC:** D (59)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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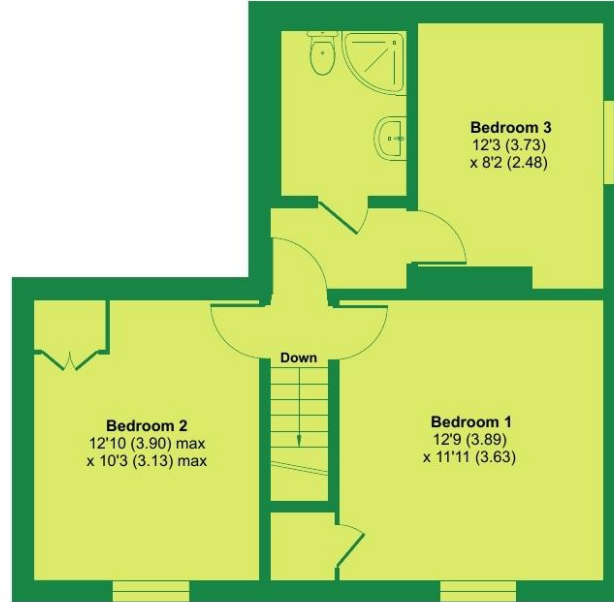
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

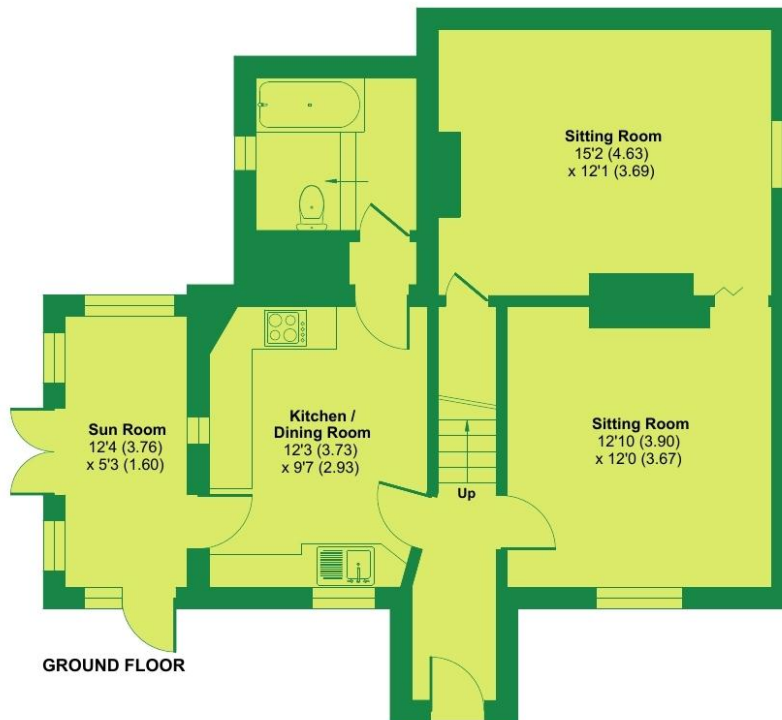
Billinghamst Farm, 163 Butchers Lane, Mereworth, Maidstone, ME18 5QD

Approximate Area = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Lambert and Foster Ltd. REF: 1434405

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