



LENHAM
KENT

JACKSON-STOPS 

16 THE SQUARE
LENHAM, KENT, ME17 2PQ

A HANDSOME GRADE II* LISTED, 3 BEDROOM VILLAGE HOUSE LOCATED ON THE MARKET SQUARE IN THE PICTURESQUE, MEDIEVAL VILLAGE OF LENHAM AND ON THE EDGE OF THE NORTH DOWNS, CHAIN FREE



DESCRIPTION

Stepping in to this beautiful market square mid 15th Century, Grade II* Listed Wealden Hall House, you are welcomed by a wealth of period features. The house has fabulous views of the market square to the front and St Mary's Church to the side. An eighty year old wisteria adorns the brick exterior of the property adding further appeal to the handsome exterior.

Originally a single dwelling, the property has since been converted into three separate homes, with number 16 forming the end of the terrace on the right-hand side. The property has the benefit of a single garage and a private courtyard garden.

The current owners have restored the house and there are beautiful exposed beams, original wood floors and a stunning Inglenook fireplace in the main living room, also a gas Jøtul wood burning stove. The kitchen is fully fitted with integrated appliances and granite worktops. The rear kitchen door leads to the courtyard garden.

The master bedroom with ensuite is located on the first floor, together with a spacious family bathroom with a roll top freestanding bath overlooking the church. The landing houses a brick decorative fireplace and stairs lead to a further two bedrooms on the second floor.

The house is convenient for all that Lenham has to offer - including both primary and secondary schools, Co-op supermarket, hotel, bakery, cafes, a fish restaurant and medical centre - and is a 10 minute walk from Lenham Station. Headcorn station is also a short drive. Other larger supermarkets can be found in Headcorn and Maidstone

The Lenham Cross walk and Great Stour Walk are on the doorstep and the famous Leeds Castle is also nearby.



FEATURES

- Sitting room with dual aspect, featuring beautiful Inglenook open fireplace with stone surround, original exposed beams and wooden floors, radiator and wall lights, corner cupboard
- Dining room with Jøtul wood burning stove, exposed beams, radiator, wall lights and Church views
- Fully fitted kitchen with a French La Canche range gas hob with electric oven, integrated fridge and freezer, ample storage units, granite worktops, painted beamed ceiling, painted wood panelled walls, quarry tiled floor, velux roof window, rear door opens to private courtyard
- Stairs with wooden banister leading up to large master bedroom with ensuite with WC, bath, shower and fitted wardrobes, traditional style heated towel rail and radiator, sink with vanity unit
- Large family bathroom with half height panelled walls, free-standing roll top bath, shower enclosure, WC with high level cistern, sink with iron framework base and traditional style heated towel rail and radiator. Cupboards and vanity area with large fitted mirror. Painted shutters at the window overlooking the church
- Stairs lead to two further bedrooms on the second floor, one with a fireplace and walk-in-wardrobe, both are carpeted and one was formerly used as a study
- Large cellar comprising two rooms underneath the sitting room and dining room.
- Private Courtyard ideal for alfresco dining access via the kitchen
- Single garage, blockwork with weatherboarding, light and electricity - accessed through gate at the end of the square



SITUATION

Lenham is a picturesque, medieval market village located on the edge of the North Downs. It has a rich history that dates back to at least the 11th century, as it is mentioned in the Domesday Book of 1086.

The village contains many independent businesses and cafes, including a fish restaurant, a hotel and bar and beauty rooms. There is also a medical centre, church and community centre. Further shops and services are located in the larger towns of Maidstone and Ashford. Lenham benefits from both rural walks and countryside surroundings, with village amenities and good transport links to London, Ashford and Maidstone.

Lenham Primary School and The Lenham School - a coeducational secondary school with a sixth form - are both located nearby, while Ashford and Maidstone also offers a range of both state, grammar and independent schools.

Lenham benefits from excellent transport links, with frequent bus and train services easily accessible nearby. Journey times from Lenham station to Ashford International are approximately 22mins and from Lenham station to Victoria, London from 1 hour 30.

Distances

Headcorn - 7 miles
Maidstone - 9.5 miles
Ashford - 10 miles
Lenham Station - 0.5 miles
M20 - 8 miles
(All distances are approximate)

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000



DIRECTIONS

Approaching Lenham from the west, leave the A20/Ashford Road and bear right on to Maidstone Road which leads to The Square. 16 The Square is opposite St Mary's Church and parking is available on the market square.

what3words///roosters.skylights.punt

PROPERTY INFORMATION

- Services: Mains electricity, gas, water and drainage
- Local Authority: Maidstone Borough Council
- Council Tax band: F (£2749.66 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

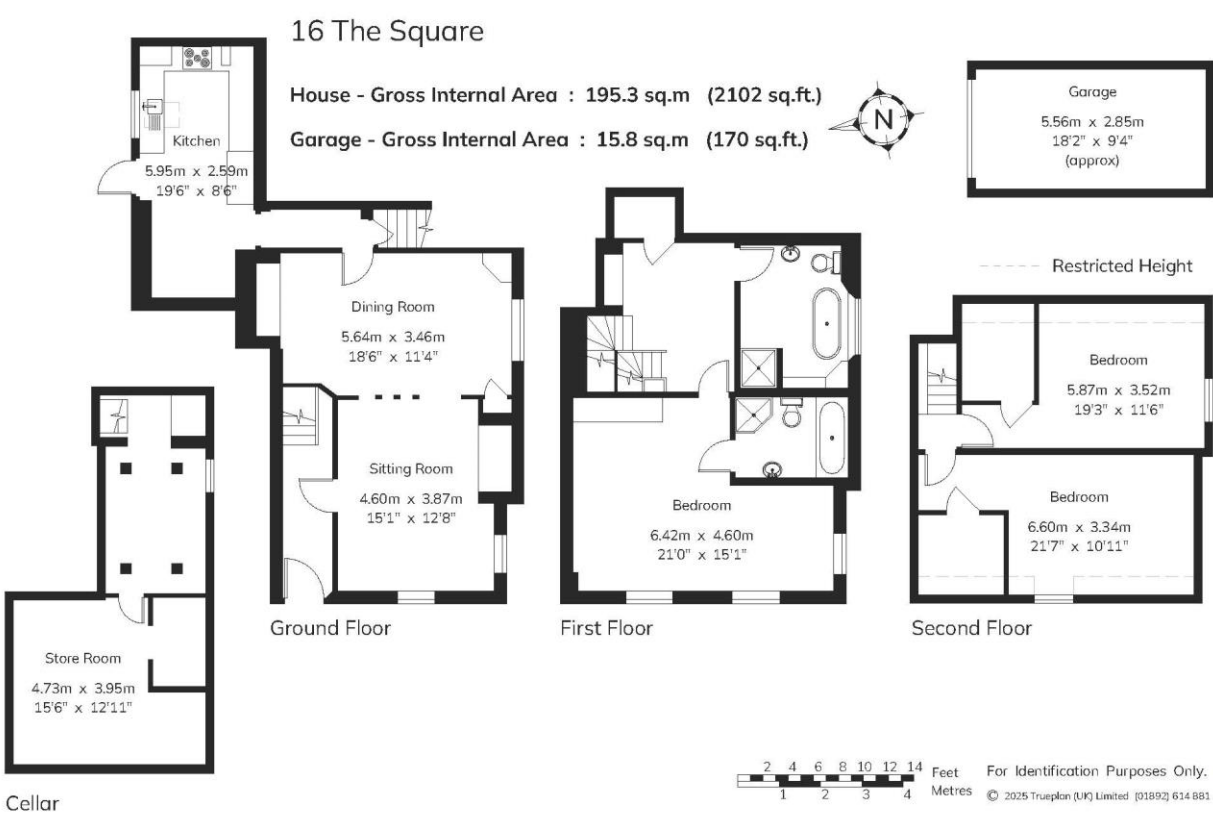
Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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