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ESTATE AGENT
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Warren Wood Cottage, Hospital Road, Hollingbourne, Maidstone, Kent. ME17 1QG.

£1,250,000 Freehold

Property Summary

"This beautiful home is truly inspiring. There is an effortless blend of modern design and traditional cottage charm". - Matthew Gilbert, Branch Manager.

This extended cottage has been sympathetically extended and updated to provide stunning accommodation throughout. Resting on the outskirts of Hollingbourne village, there is so much to explore.

The property consists of an entrance hall, substantial sitting room with charming character features and a large wood burner. There is a contemporary fitted open plan kitchen leading through to a triple aspect dining area with two sets of bi-fold doors looking out over the garden and woodland area to the rear. The downstairs also offers a TV room/snug, utility room and shower room.

Upstairs there are two large double bedrooms both with ensuite shower rooms. There is also two further double bedrooms and a family bathroom with a feature claw foot freestanding bath.

Outside there is so much to admire. There is a fantastic wrap around horse shoe shaped terrace with an outside kitchen area. There is a private meadow style garden with access to a detached office with toilet and an attached boiler room. Behind the electric gated entrance is a large shingled area which provides vast amounts of parking.

The property also benefits from a large woodland which enables the property to enjoy a plot of approximately 7.25 acres.

Located within close proximity to the A20 this property is great for commuter links with the M20 found nearby as well as Hollingbourne railway station which offers a direct line to London Victoria. Hollingbourne is a most popular village boasting a primary school, railway station and three public houses.

This stunning home really has so much to offer and really should be viewed to appreciate everything this extended period cottage has to offer. Please book a viewing without delay to avoid any disappointment.

Features

- Stunning Four Bedroom Cottage
- Private Garden & Woodlands
- Original Character Features
- Sympathetically Extended
- Council Tax Band TBC
- Bi-Folding Doors Onto Terrace
- Home Office/Outbuilding
- Plot In Excess of Seven Acres
- EPC Rating: B



Ground Floor

Front Door To

Hallway

Double glazed window to front. Exposed beams. Underfloor heating.

Kitchen

28' 8" x 10' 10" (8.74m x 3.30m) Three sets of Velux windows. Double glazed window to side. Wall lights. Range of base and wall units. Sink and drainer. Larder style cupboard. Integrated dishwasher and fridge/freezer. Space for range master with extractor above. Separate large island with breakfast bar area. Sink with boiling water tap. Integrated wine chiller. Underfloor heating. Exposed brick work.

Dining Area

21' 6" x 12' 8" (6.55m x 3.86m) Double glazed window to side and rear. Two separate sets of bi-fold doors to side and rear. Underfloor heating. Feature log burner.

Utility Room

Double glazed window to side. Two Velux windows. Range of base and wall units. Space for washing machine and tumble dryer. Sink and drainer. Extractor. Underfloor heating.

Shower Room

Double glazed window to side. Suite comprising of low level WC, wash hand basin and corner shower cubicle with sliding glass screen and localised tiling.

Sitting Room

26' 10" x 13' 7" (8.18m x 4.14m) Double glazed window to front. Two sets of double glazed windows to side. Wall lights. TV & BT point. Large log burner with feature surround. Underfloor heating. Door to side access and stairs to first floor.

Snug

13' 5" x 11' 3" (4.09m x 3.43m) Double glazed windows to both side and rear. Underfloor heating. Understairs storage cupboard. TV point.

First Floor

Landing

Exposed beams. Underfloor heating. Hatch to loft access.

Master Bedroom

14' 1" x 11' 7" (4.29m x 3.53m) Double glazed windows to both side and rear. Exposed beams. Built in storage cupboard. Underfloor heating.

Ensuite

Double glazed window to side. Suite comprising of low level WC, wash hand basin and shower cubicle with glass screen and localised tiling. Extractor. Storage cupboard.

Bedroom Two

10' 2" x 9' 7" (3.10m x 2.92m) Double glazed window to both front and side. Underfloor heating. Exposed beams.

Ensuite

Double glazed window to side. Suite comprising of low level WC, wash hand basin and shower cubicle with retractable glass screen and localised tiling. Extractor.

Bedroom Three

14' 8" x 9' 8" (4.47m x 2.95m) Double glazed window to both front and side. Exposed beams. Wall lights. Underfloor heating.

Bedroom Four

11' 0" x 10' 9" (3.35m x 3.28m) Double glazed window to side. Exposed beams. Underfloor heating. Wall lights.

Bathroom

Double glazed window to side. Exposed beams. Underfloor heating. Four piece suite comprising of low level WC, wash hand basin, stand alone claw foot bath with shower attachment and separate double shower cubicle with glass screen and localised tiling. Extractor.

Exterior

Front Garden

Electric gated entrance to large shingled driveway area. Large meadow style garden to both sides. Mature shrubs and trees and plants. Block paved pathway.

Rear Garden

Stock fencing and gate leading to separate woodland. Meadow style lawn garden area the whole property. Wrap around horse shoe shaped terrace with BBQ area and outside kitchen with sink.

Surrounding Woodland

The property is surrounded by woodland which provides approximately 7.25 acres of private wilderness.

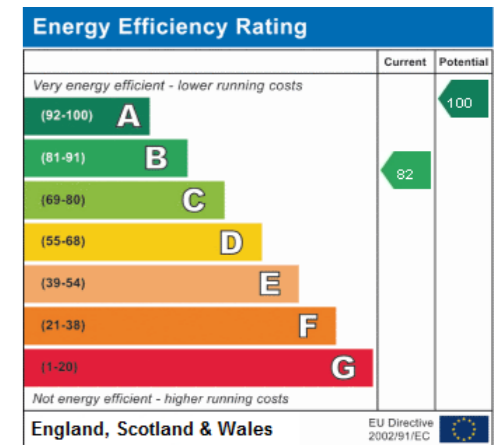
Outbuildings

Office

Window to front, side and rear. Underfloor heating. Boiler room. Exposed beams.

WC

Low level WC. Wash hand basin.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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