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# The Milliners, Oxley Mews Eyhorne Street, Hollingbourne, Kent. ME17 1TR.

Guide Price £250,000 Freehold

## Property Summary

"This is such a deceptively large cottage and the location is perfect for village life". - Matthew Gilbert, Senior Branch Manager.

**\*\*GUIDE PRICE OF £250,000-£275,000\*\***

Available to the market is this superb one bedroom semi detached cottage found in the middle of Hollingbourne village. The Milliners is believed to date back to 1847 this home is offered with no forward chain.

The cottage comprises of a large lounge and kitchen , to the ground floor. There is a stairwell with access to a basement level reception.

To the first floor there is a bedroom with double aspect wardrobes and there is also a bathroom.

Externally there is a courtyard rear garden as well as access to private allocated space found at the rear via the side communal lane.

Hollingbourne is a beautiful village offering public houses, primary school, village hall and church. There are also great commuter links with its mainline station to London Victoria as well as incredibly easy access found at junction eight for Leeds Castle.

Available now with vacant possession this really is an opportunity not to be missed.

## Features

- One Bedroom Semi Detached Cottage
- Courtyard Garden
- No Forward Chain
- Village Centre Location
- Council Tax Band C
- Useful Cellar Reception Area
- Allocated Parking Space
- Gas Central Heating
- EPC Rating: E

# Ground Floor

## Front Door To

## Lounge

13' 10" x 11' 0" (4.22m x 3.35m) Window to rear. Two radiators. TV & BT point. Electric fireplace with surround. Cupboard housing consumer unit. Wall lights. Stairs to cellar and first floor. Thermostat.

## Kitchen

11' 1" x 7' 7" (3.38m x 2.31m) Window to rear. Stable door to rear. Range of base units with sink and drainer. Space for washing machine, dishwasher, cooker and under counter fridge/freezer. Wall mounted gas boiler. Radiator. Localised tiling.

# Cellar

## Cellar

19' 9" x 10' 5" (6.02m x 3.17m) Two radiators. Extractor.

# First Floor

## Bedroom

16' 6" x 11' 7" (5.03m x 3.53m) Window to front and side. Wall lights. Exposed beams. Radiator. TV point. Hatch to loft access. Door to

# Bathroom

Frosted window to rear. Suite comprising of low level WC, wash hand basin and bath with shower attachment. Radiator. Cupboard housing water tank. Localised tiling. Extractor.

# Exterior

## Front

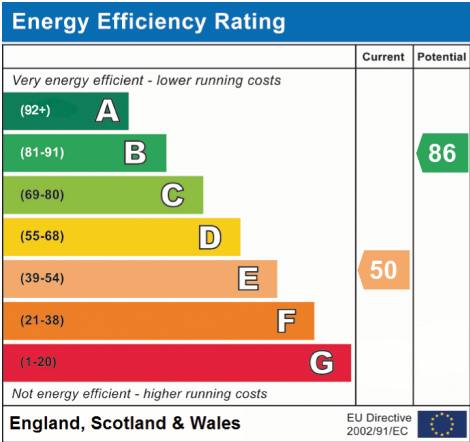
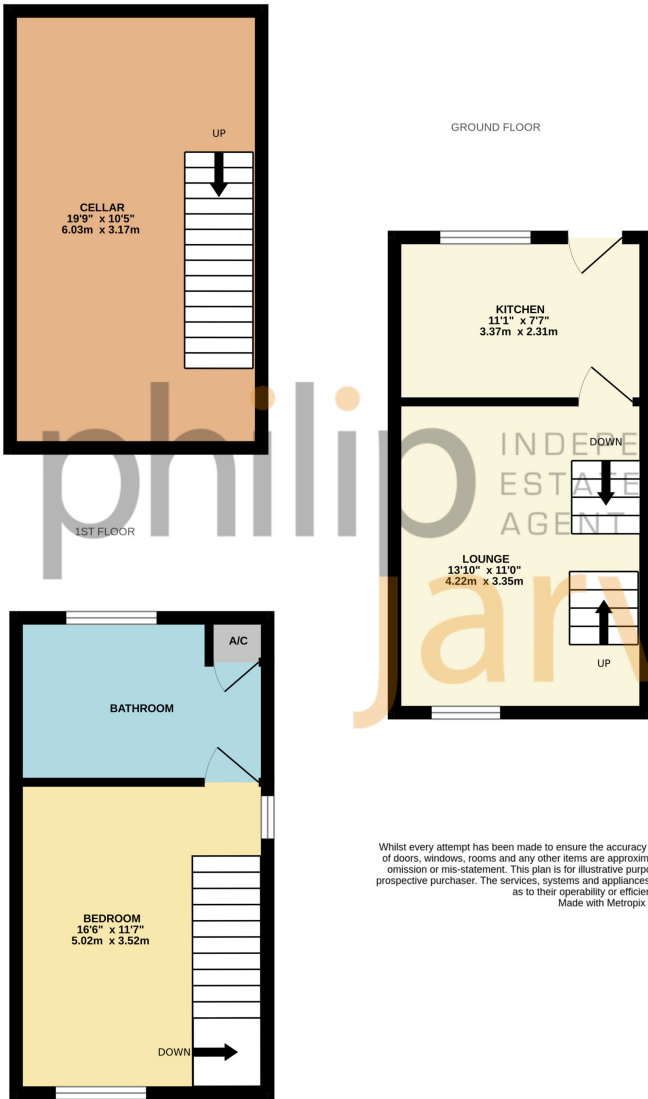
Pedestrian and vehicular side access to

## Parking

Parking space for one vehicle to rear of the cottage.

## Courtyard

Brick stairwell raised to courtyard garden. Raised rockery border and paved patio area. Shared pedestrian rear access. Outside tap. Outside cupboard.



Viewing Strictly By Appointment With



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.