







## Hillcott Dully Hill, Doddington, Kent. ME9 0BY.

£325,000 Freehold

### Property Summary

"I really like the location of this cottage. Tucked away just off The Street going through Doddington". - Philip Jarvis, Director.

No onward chain with this three bedroom link detached cottage found in the ever popular village of Doddington.

An early viewing comes most recommended to fully appreciate the potential of this cottage. It is arranged with a through sitting/dining area, fitted kitchen and shower room downstairs with the three bedrooms found upstairs.

The cottage also benefits from modern double glazing and a newly fitted gas central heating system. There is an attractive 60ft rear garden with patio area plus ample parking found to the front and views through the trees to the village playing field.

Doddington is well positioned approximately four miles from Lenham. There is a public house, butcher, and petrol station including a shop in the village. The larger neighbouring village of Lenham has a wider range of amenities to include a railway station. There is also good access to the M20 motorway at Leeds.

### Features

- Three Bedroom Character Cottage
- Through Sitting/Dining Area
- Three Bedrooms
- Attractive 60ft Rear Garden
- No Onward Chain
- Council Tax Band D
- Link Detached
- Fitted Kitchen & Downstairs Cloakroom
- Double Glazing & Gas Central Heating
- Parking Area To The Front
- Tucked Away Popular Village Location
- EPC Rating: D

## Ground Floor

### Entrance Door To Porch

Fuse board. Door to

### Sitting Room Area

14' 0" x 12' 2" max (4.27m x 3.71m) Double glazed window to front. Fireplace with gas coal effect fire. Radiator. Step up to

### Dining Area

9' 4" x 7' 7" (2.84m x 2.31m) Double glazed window to side. Stairs to first floor. Radiator.

### Shower Room

Double glazed frosted window to rear. White suite of low level WC, vanity hand basin and fully tiled shower cubicle. Radiator. Access to loft space

## First Floor

### Landing

Access to loft.

### Bedroom One

12' 0" max x 8' 0" (3.66m x 2.44m) Double glazed window to front. Radiator.

### Bedroom Two

12' 0" x 7' 5" narrowing to 6' 3" (3.66m x 2.26m) Double glazed window to side. Radiator.

### Bedroom Three

7' 9" x 6' 6" (2.36m x 1.98m) Double glazed window to side. Radiator.

## Exterior

### Front Garden

The front area is basically a shingled parking area for up to four cars. There is a side gate leading to the rear garden.

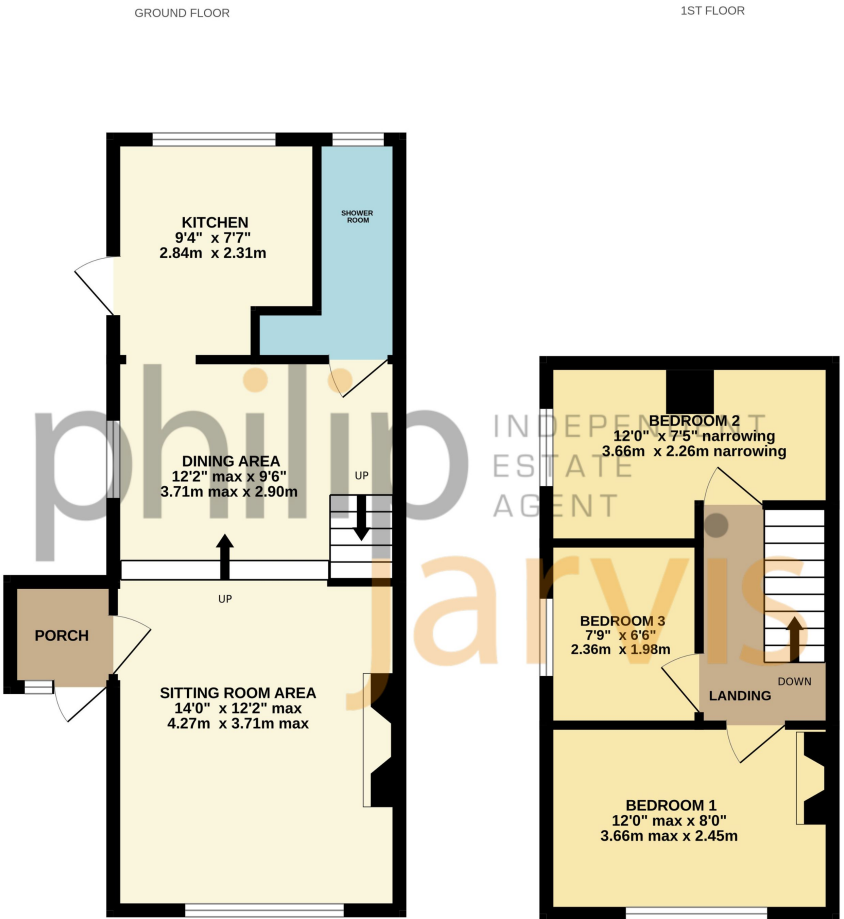
### Rear Garden


The rear garden measures approximately 60ft in length. Enclosed garden laid to lawn with an extensive patio area and two garden sheds.

## Agents Note

1. Hillcott is access via a private road known as Dully Hill off The Street in Doddington.
2. Hillcott is not on mains drainage. The property has a cesspit.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>58</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.

