



philip
jarvis

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AGENT



44, Eyhorne Street, Hollingbourne, Kent. ME17 1TR.

Guide Price £300,000 Freehold

Property Summary

"There are character features throughout this beautiful three storey cottage." - Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £300,000-£325,000****

An early viewing comes highly recommended to appreciate this quaint home located in the middle of the sought after village of Hollingbourne.

The property comprises of a lounge and kitchen to the ground floor, two bedrooms and a shower room to the first floor with a third bedroom on the second floor which is accessed from the main bedroom.

Externally there is a large courtyard style garden that offers a greenhouse and brick built garden shed and has the benefit of a southerly aspect.

Added to this there is mains gas central heating, single glazed feature windows and wonderful exposed beams throughout.

Hollingbourne is a pretty commuter village that boasts a primary school, village hall and public houses, there is an active church as well as public spaces and access to scenic walks, perfect for dog walking. There is also great commuter links with easy access to the M20 found only a short distance away as well as a direct link to London Victoria via the village railway station.

Please book a viewing without delay to avoid disappointment.

Features

- Grade II Listed Cottage
- Character Features Throughout
- Rear Garden With Sunny Aspect
- Incredibly Well Presented
- Council Tax Band D
- Two/Three Bedrooms
- Popular Village Location
- Large Shower Room
- EPC Rating: N/A

Ground Floor

Front Door To

Lounge

12' 11" x 12' 3" (3.94m x 3.73m) Window to front with secondary glazing. BT & TV point. Brick fireplace with surround and space for log burner with current flue to remain. Cupboard. Shelving. Wall lights. Exposed timbers.

Kitchen

13' 5" x 9' 5" (4.09m x 2.87m) Window to rear. Stable door to rear. Range of base and wall units. One and a half bowl sink and drainer. Range master oven with extractor above. Space for tall fridge/freezer, washing machine and slimline dishwasher. Localised tiling. Exposed beams. Stairs to first floor.

First Floor

Landing

Exposed beams.

Bedroom One

9' 3" x 6' 11" (2.82m x 2.11m) Window to front with secondary glazing. Radiator. Wall lights. Built in wardrobe. Exposed beams. Stairs to bedroom three.

Bedroom Two

8' 0" x 6' 3" (2.44m x 1.91m) Window to rear. Radiator. Exposed beams.

Shower Room

Window to rear. Suite comprising of low level WC, wash hand basin and large double shower cubicle with glass screen. Localised tiling. Radiator. Storage cupboard.

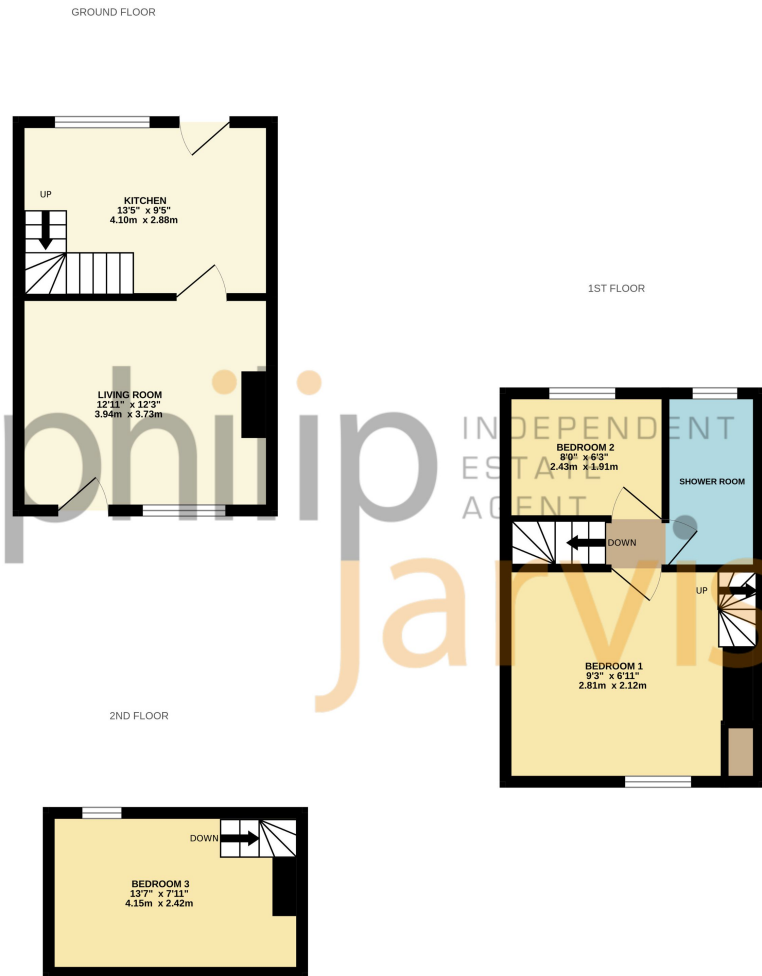
Bedroom Three

13' 7" x 7' 11" (4.14m x 2.41m) Window to rear. Radiator. Exposed beams and brickwork.

Exterior

Rear Courtyard

Courtyard garden with paved patio area. Log store. Raised flower bed to one side. Greenhouse to remain. Brick built shed. Pedestrian shared rear access. Outside tap.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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