

**RUSH
WITT &
WILSON**



**Hallhouse Cottage, 3 Eyhorne Street, Hollingbourne, Maidstone, Kent, ME17 1TP.
£450,000 Guide Price**

A stunning Grade II listed semi-detached cottage located in the picturesque Village of Hollingbourne which sits amidst beautiful countryside beneath the North Downs and just a stone's throw from the Historic Leeds Castle. This delightful home offers a wealth of original period features throughout whilst offers spacious living accommodation over two floors comprising a main living room with beautiful inglenook fireplace and wood burning stove, ground floor office and further snug, open plan kitchen / dining room with solid oak units and worktops, useful utility and downstairs cloakroom. The first floor are three generous double bedrooms and luxurious bathroom suite with large walk-in shower and traditional roll top bath. To the rear there is a private split level garden featuring a gravelled patio area with plenty of room for a garden table and steps up to the lawn which has a brick edged flower bed and a range of mature trees and shrubs. Parking is across the road in a gated gravelled area with space for one car. The property is located under a mile from Hollingbourne station proving access to London Victoria, Eurostar trains area available from Ashford and Ebbsfleet International has a high-speed service to London St. Pancras.



Living room

12'10 x 11'2

Kitchen / dining room

24'3 x 9'5

Office / study

10'4 x 7'10

Cloakroom**Snug**

9'10 x 7'7 (3.00m x 2.31m)

Utility room

7'11 x 7'7 (2.41m x 2.31m)

Stairs and landing**Bedroom**

12'5 x 10'9 (3.78m x 3.28m)

Bedroom

11'10 x 11'5 (3.61m x 3.48m)

Bedroom

12'5 x 10' (3.78m x 3.05m)

Bathroom**Rear garden**

To the rear there is a private split level garden featuring a gravelled patio area with plenty of room for a garden table and steps up to the lawn which has a brick edged flower bed and a range of mature trees and shrubs

Parking

Parking is across the road in a gated gravelled area with space for one car.

Services

Mains gas central heating system.

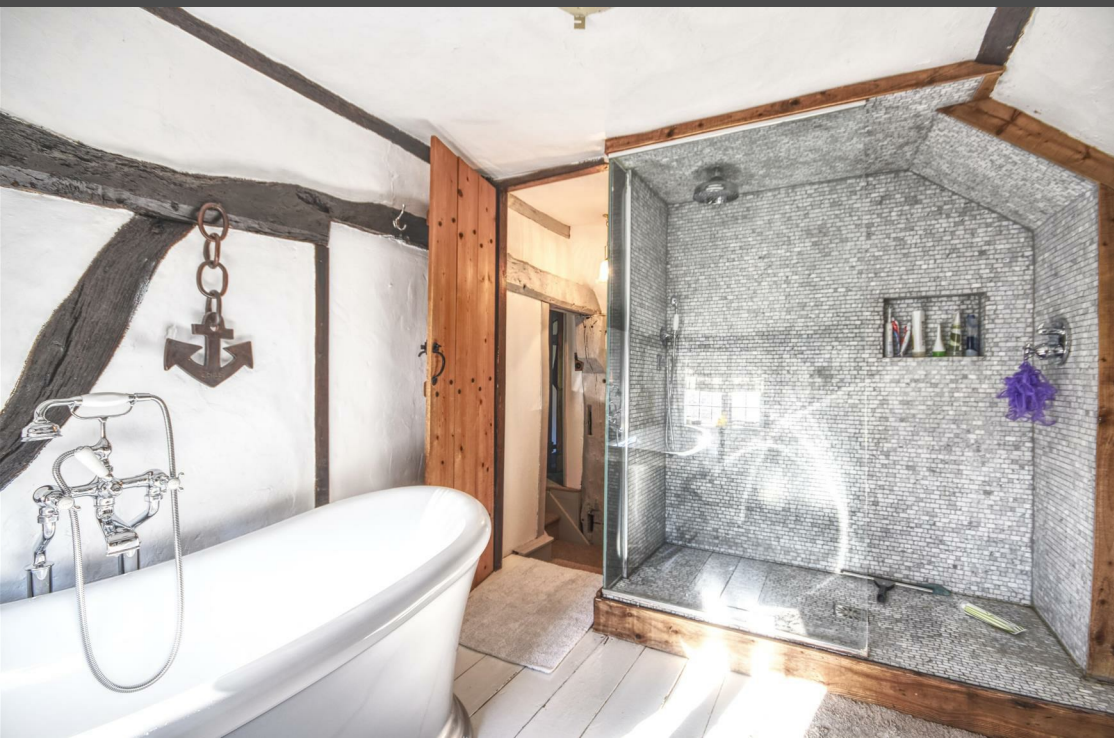
Mains drainage.

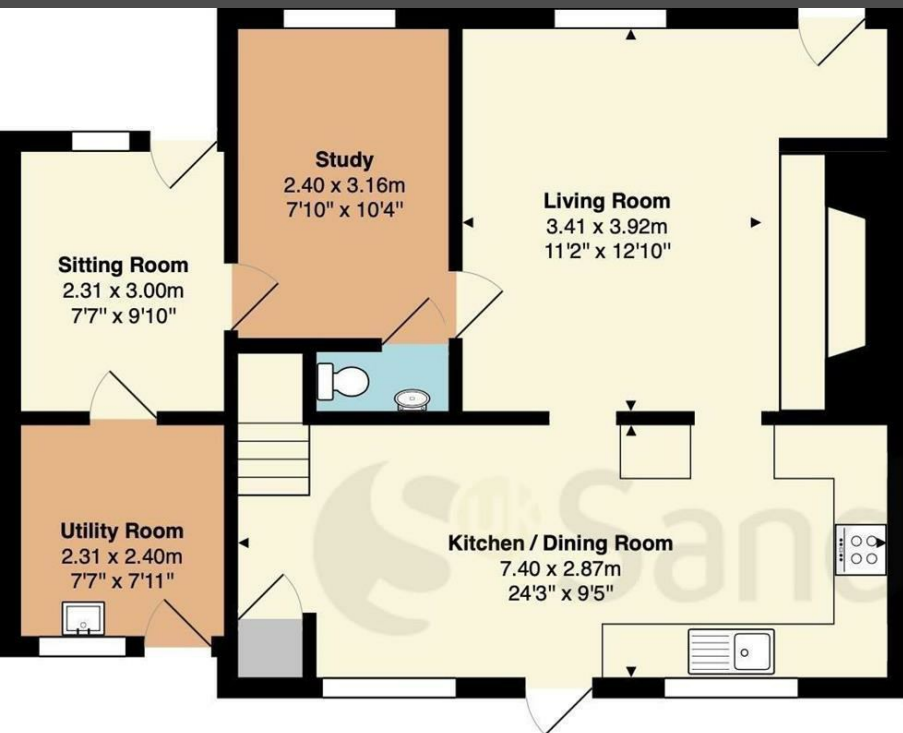
Local Authority - Maidstone Borough Council. Band D.

Agents note

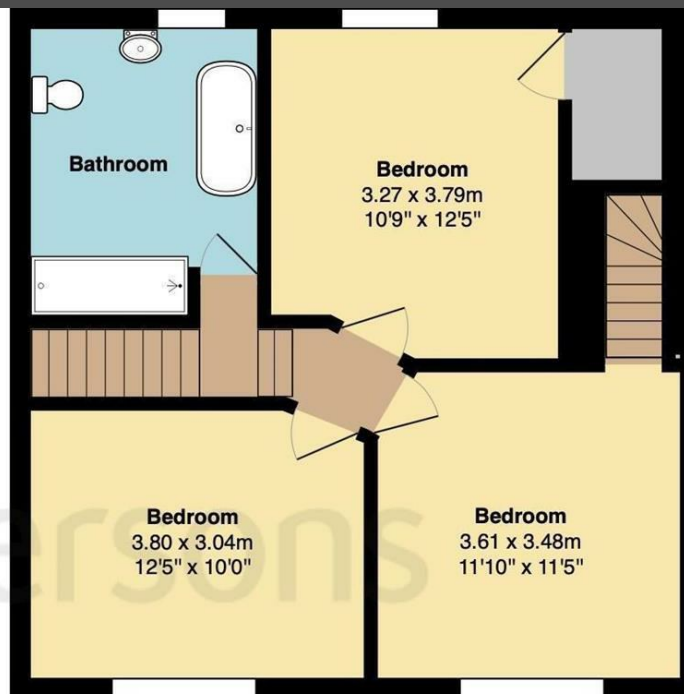
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Ground Floor
Area: 68.3 m² ... 735 ft²

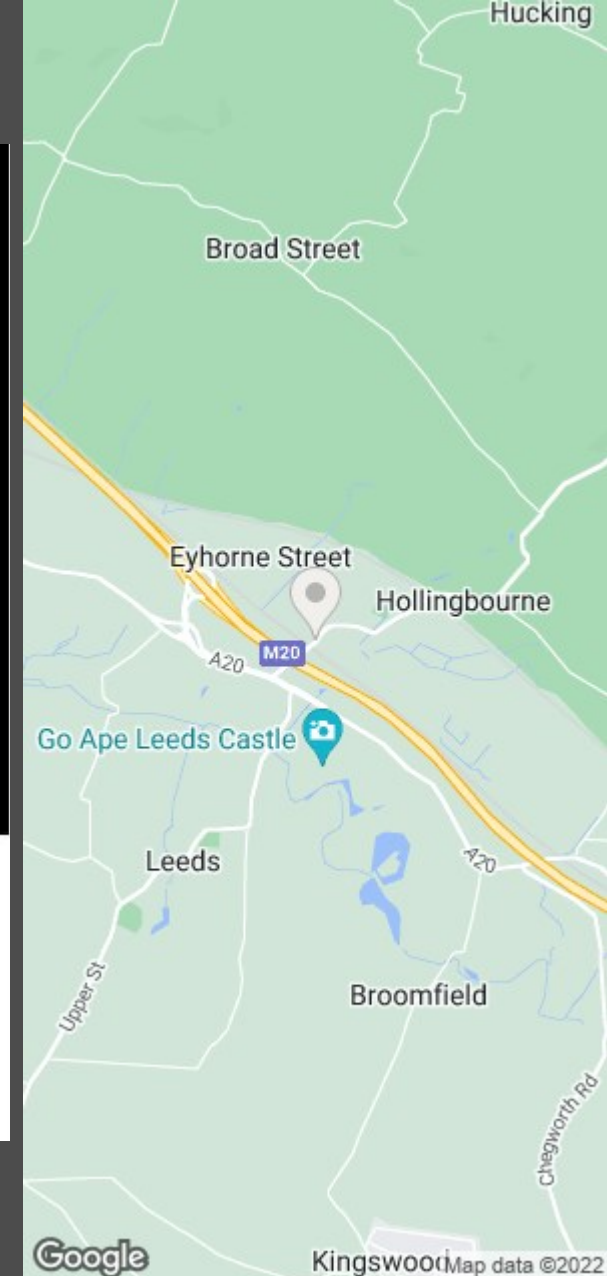


First Floor
Area: 54.7 m² ... 589 ft²

Total Area: 123.0 m² ... 1324 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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