

# Bluebell

ESTATES



2, St. Marks Court, Eccles, ME20 7TE  
GUIDE PRICE £550,000 - £600,000

## About this property.....

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Tucked away in a tranquil cul-de-sac in the heart of Eccles village, this well presented five-bedroom detached home combines modern family living with rural charm.

The heart of the house is the stunning open-plan kitchen and dining area, perfect for hosting and everyday life, leading into a bright conservatory with an insulated roof that provides a cosy, year-round haven overlooking the southeast-facing garden. Set across three floors, the home offers a contemporary family bathroom, a stylish top-floor en-suite, and a ground floor cloakroom for added convenience. With five good sized bedrooms, there's ample room for the entire family to relax, while the smaller rooms provide a perfect setting for a quiet home office or creative workspace.

This home also features a luxurious indoor swimming pool, offering year-round enjoyment and the perfect space for relaxation, exercise, or family fun, all from the comfort of your own private retreat.

Outside, a double garage and a spacious driveway accommodate multiple vehicles. With excellent walking trails nearby, including Kits Coty and Chapel Down vineyards, and close proximity to village amenities and well-rated St Mark's Primary School, this residence offers the perfect blend of countryside calm and connected living.

## Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull.

Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. Local amenities include a village shop with postal services and a doctors' surgery.

If you have young children and prefer a quaint village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 120 pupils (as at 2022).

For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 22-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.



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## What the owner says.....

Prior to moving to Eccles in 2015, we knew very little about the village, and only envisaged staying for a short time. We soon got to work on making changes to the house to accommodate our growing family, installing open plan kitchen and dining room, and new bathroom and w/c. The changes we feel have made the home far more conducive to raising a young family, as well as additional functionality when entertaining.

It was when our children started attending the local pre-school (Eccles Pre School) and then the local Primary School (St Marks CofE School) that our love of the local area really began. We have enjoyed watching our children grow up in a small village community and they, along with us, have made friendships that will be lifelong. The spontaneous gatherings on the way home from school, meet ups in the village pub, and festive events in the village and within our own cul-de-sac, have created cherished memories.

During the covid-19 pandemic, we really appreciated some of the stunning local walks available on our doorstep. We would often make our way up to the top of Blue Bell Hill picnic area (an area of outstanding natural beauty), to the historic Friars in Aylesford, or through the local Kits Coty vineyards.

We also made use of our own swimming pool, entertaining the children's friends and teaching our own children how to swim. This has been a real asset for us, enabling us to keep the children healthy and active, without having to leave our own home.

It is fair to say that in 2025, we are now moving on with a heavy heart, as we will miss the lifestyle and friendship that our home, the local community and the location has afforded us.





## 2, St. Marks Court, Eccles, ME20 7TE



Total area: approx. 214.4 sq. metres (2307.4 sq. feet)

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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