



68, Mackenders Lane, Eccles, ME20 7JA
Guide Price £325,000

About this property.....

For Sale by Informal Tender – Closing Date: Noon, Wednesday 3rd December.

Believed to date back to the late Victorian era, this charming timber-framed bungalow offers an increasingly rare opportunity in Eccles village. Set on a plot of approximately 0.18 acres, the property provides plenty of scope for modernisation, redevelopment, or potential further development subject to the necessary consents.

The accommodation currently comprises a sitting room, dining room, kitchen, bedroom and bathroom. Externally, there is a garage and driveway providing off-road parking, along with gardens to the front and rear.

Whilst the property appears to have been well maintained, prospective purchasers should note that it may be difficult to obtain a standard mortgage due to the nature of the construction. As such, it may particularly appeal to cash buyers seeking a character project to renovate to their own specification, or to developers considering a knock-down and rebuild opportunity.

It is also considered that the rear garden may offer potential for an additional dwelling, as several neighbouring properties on similar-sized plots have achieved.

We are inviting interested parties to view and submit expressions of interest following an initial fixed marketing period ending at noon on Wednesday 3rd December.

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. 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). Local amenities include a village shop with postal services and a doctors' surgery complete with a dispensing chemist. 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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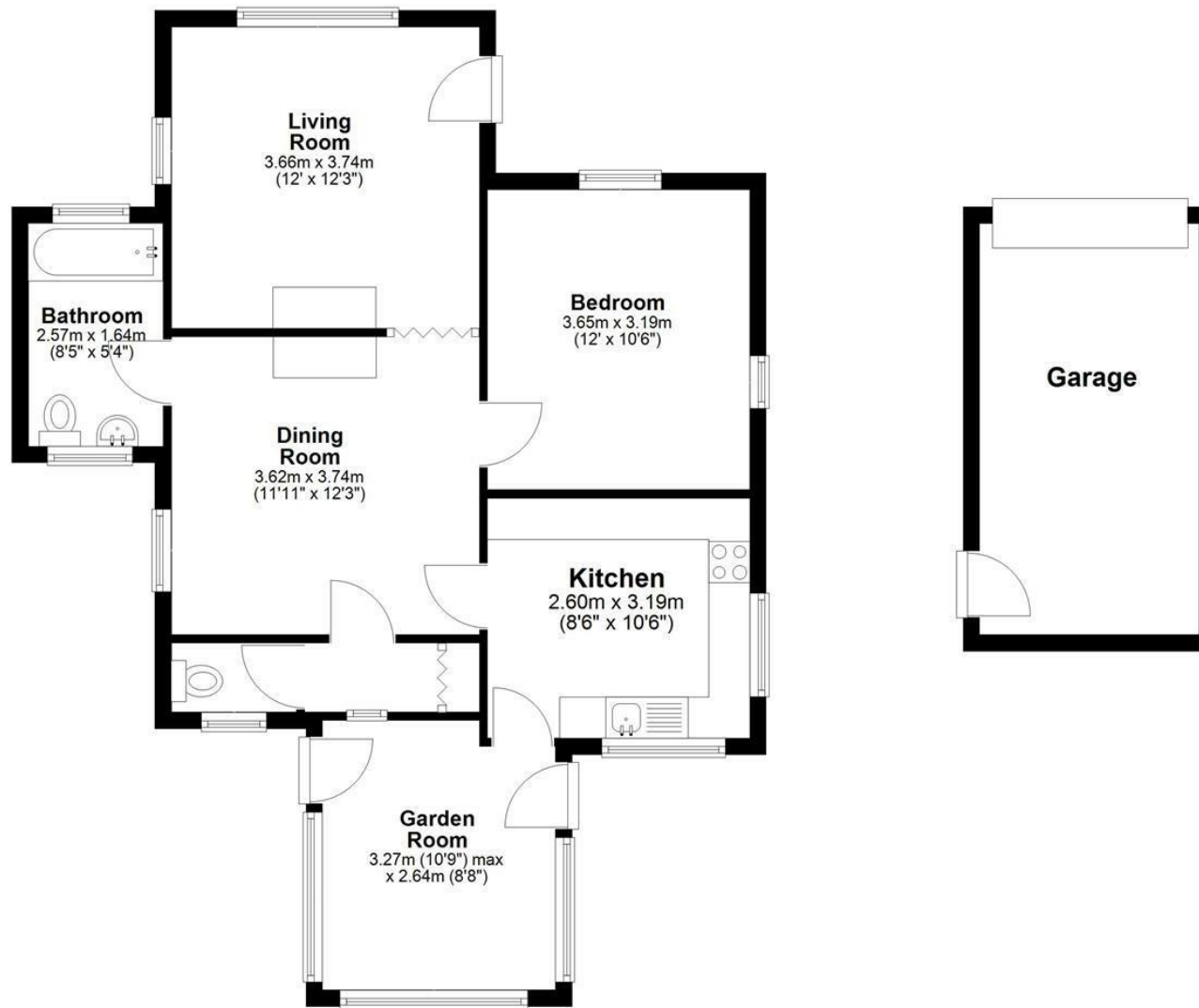






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Ground Floor



Total area: approx. 64.6 sq. metres (695.4 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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