



1C, Mackenders Close, Eccles, ME20 7JD  
GUIDE PRICE £600,000 - £625,000



## About this property.....

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Welcome to this impressive detached family home located in a peaceful and PRIVATE CLUSTER OF JUST 3 PROPERTIES. This substantial property boasts FOUR WELL PROPORTIONED BEDROOMS, making it an ideal choice for families seeking space and comfort. The generous principal bedroom features a DRESSING ROOM AND EN-SUITE BATHROOM, providing a private retreat, while an additional DOWNSTAIRS BEDROOM or STUDY offers flexibility for various living arrangements.

The home is designed for both relaxation and entertaining, with two inviting reception rooms that create a warm and welcoming atmosphere. The separate DINING ROOM is perfect for hosting family meals or gatherings with friends. A UTILITY ROOM adds practicality to daily life, ensuring that chores are kept out of sight.

Outside, the property is complemented by a large rear garden, providing ample space for children to play or for gardening enthusiasts to cultivate their green thumbs. The DOUBLE GARAGE and additional PARKING ensure that you will never be short of space for your cars or guests.

Being CHAIN FREE, this home presents a smooth transition for potential buyers. With its combination of spacious living areas, a quiet location and ample parking, this property is a rare find in today's market. Do not miss the opportunity to make this delightful house your new home.

## Situation.....

If you like Countryside walks then we feel Eccles could be an ideal village for you. Enjoy the countryside as you walk past Neolithic stones at Kits Coty or past the recently planted Chapel Down vineyards. Just outside the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. If you have little ones and like the idea of a small village school then St Marks primary school is ideally situated, only has around 130 pupils and was rated Good in the latest Ofsted inspection. Local conveniences also include a village shop with postal facilities and doctors surgery with dispensing chemist. For those who need to commute, you have access to the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom. There are also buses to Rochester, Chatham and Maidstone if you want to venture back into the hustle and bustle of town life!

















Chain Free  
4/5 Double Bedrooms  
Nestled In A Small Cul De Sac Of Just 3 Homes  
Large Study/Home Office/5th Bedroom  
Principle Bedroom With Dressing Room & En-Suite  
Utility Room & Cloakroom  
Double Garage With Additional Parking

PLEASE NOTE: THE HOT TUB IS NOT INCLUDED IN THE SALE AND WILL BE REMOVED



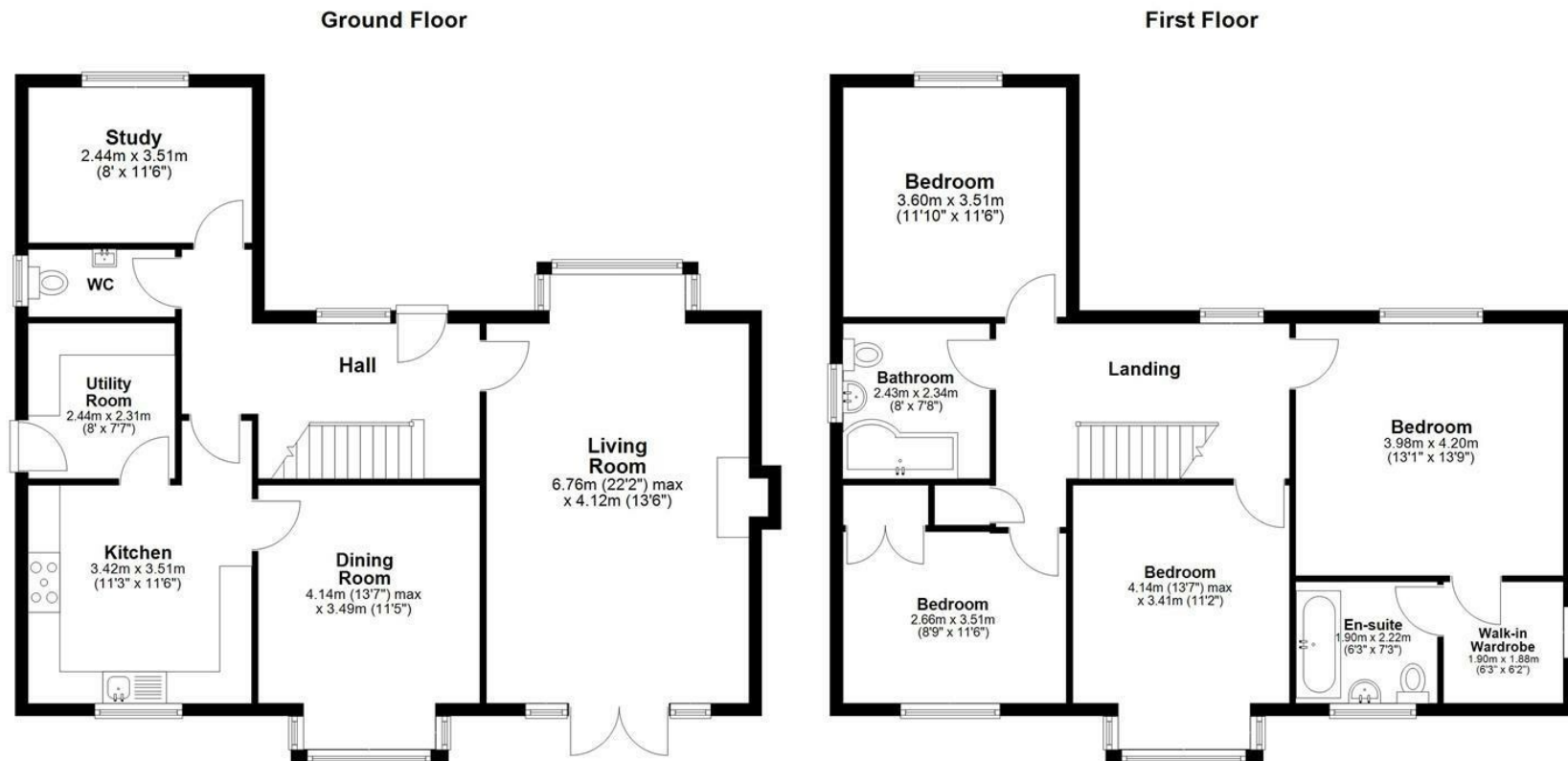








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Total area: approx. 165.8 sq. metres (1784.3 sq. feet)

## 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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