

# Bluebell

ESTATES



5, Jenner Way, Eccles, ME20 7SQ  
£375,000

## About this property.....

This well-proportioned four-bedroom property has been enhanced by a loft extension, creating an additional second floor that now accommodates a spacious principal bedroom, with scope to add an en-suite if desired. The remaining accommodation comprises two other double bedrooms and a smaller single room, offering flexibility for family living, guests, or a home office.

The home also features a family bathroom along with the added convenience of a ground floor cloakroom. A bright dining area benefits from skylight windows, allowing plenty of natural light to flood the space and create an inviting setting for everyday living and entertaining. The kitchen is positioned at the front of the property.

Externally, the property benefits from a versatile garden room, ideal for use as a workshop, hobby space, or easily converted into a comfortable work-from-home office. The garden room has electric and is fully insulated. An excellent choice for those seeking a home with a generous amount of space.

## 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 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 130 pupils. Local amenities include a village shop with postal services.

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 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.











## What the owner says.....

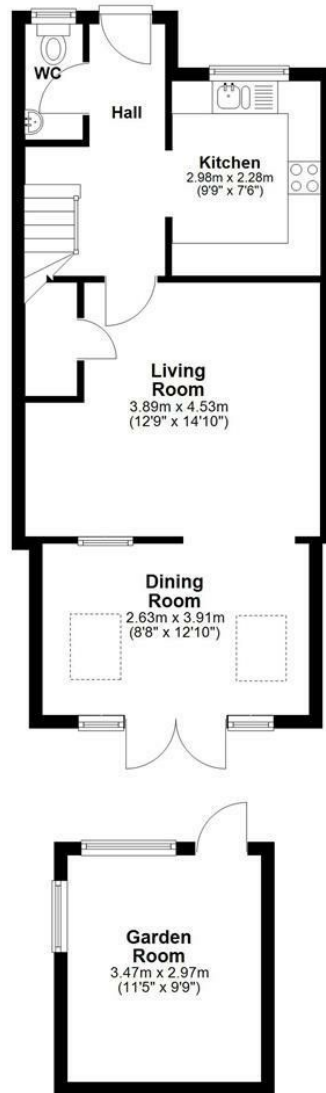
For eighteen years we have loved raising our family in this house and this village community. The house is tucked away on a quiet street and is bright, comfortable and warm. It has a lovely south facing sun-trap of a garden that is perfect for relaxing or entertaining. With beautiful open countryside right on the doorstep, yet excellent motorway links and nearby rail connections for our easy commuting needs, the location is hard to beat!



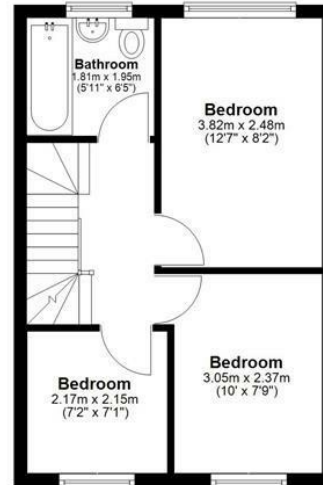


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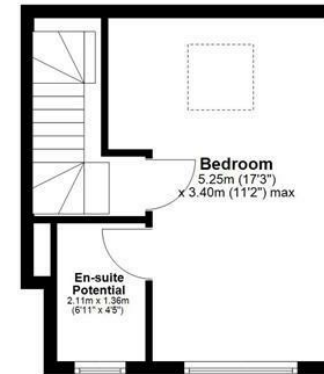
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 99.5 sq. metres (1071.3 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.



