



Bluebell  
ESTATES

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16

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16, Victoria Street, Eccles, ME20 7HJ  
£275,000



## About this property.....

Tucked away in the popular Eccles Village, this beautifully presented 2 bedroom, 2 bathroom cottage offers the perfect blend of charm, character, and modern living.

From the moment you step through the door, you'll feel at home. The inviting living room welcomes you with its log burning stove – the ultimate cosy retreat on chilly evenings. The separate dining room provides the perfect space for entertaining or family meals, flowing seamlessly into a light-filled, extended kitchen where style meets practicality.

To the rear, a spacious ground floor bathroom offers both a bath and a separate shower – ideal for busy mornings or long, relaxing soaks.

Upstairs, you'll find two generously sized double bedrooms, one complete with a built-in wardrobe. A second, modern shower room adds even more flexibility and convenience.

Outside, the pretty rear garden is a peaceful haven – perfect for unwinding after a long day or enjoying a morning coffee in the sun.

If you're looking for a home you can simply move straight into and enjoy, this characterful cottage could be just the one.

## 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!











## What the owner says.....

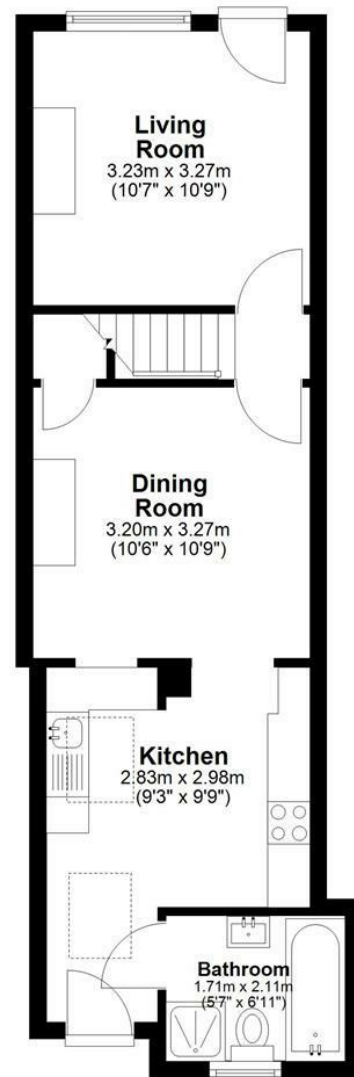
I have really enjoyed living in Eccles, this is my first home and I originally planned to stay for less than 10 years but the village is so pleasant and peaceful with an extremely useful shop and post office around the corner that 10 years quickly became nearly 18. When I first entered this home it needed a lot of TLC and I have spent the years making it better and just how I intended it to always be. Everyone is friendly and the great motorway connections and close proximity to Maidstone make it a great location. I will be extremely sad to leave having lived so long here and worked so hard on improving the property, but I need to move closer to where I grew up to help look after my elderly parents.



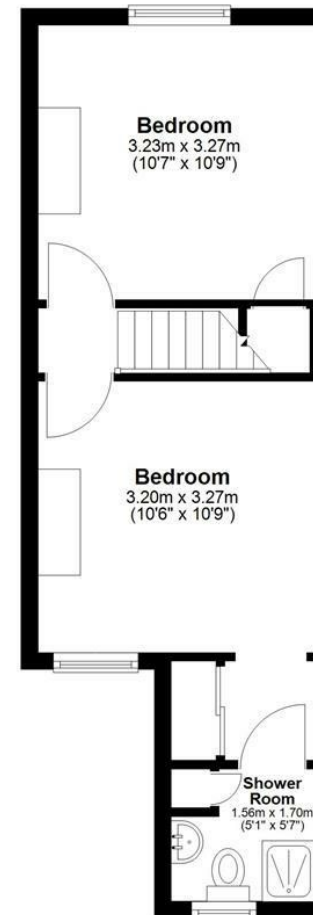


# 16, Victoria Street, Eccles, ME20 7HJ

**Ground Floor**



**First Floor**



Total area: approx. 68.1 sq. metres (733.3 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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