



293, Bull Lane, Eccles, ME20 7HE  
£425,000



## About this property.....

OPEN DAY SATURDAY 21ST FEBRUARY 10AM - 11AM - BY APPOINTMENT ONLY

Detached 2/3 Bedroom Chalet Bungalow | 0.18 Acre Plot | Stacks of Potential (STP) | No Onward Chain

Situated on a generous 0.18 acre plot, this detached chalet bungalow offers fantastic scope to improve, extend or potentially create a full two storey family home (subject to planning permission). The ground floor comprises an entrance hall, spacious living room, kitchen, cloakroom, separate shower room and a versatile dining room/bedroom three. To the first floor are two well-proportioned double bedrooms. Externally, the property benefits from a long rear garden offering excellent privacy and clear extension potential. There is a garage and outside WC, ideal for entertaining, gardening days or summer gatherings. To the front, a substantial driveway provides off-road parking for numerous vehicles. Countryside walks are just moments away, including scenic routes through the Chapel Down vineyards.

Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a detached home with genuine scope in a popular semi-rural setting.

## 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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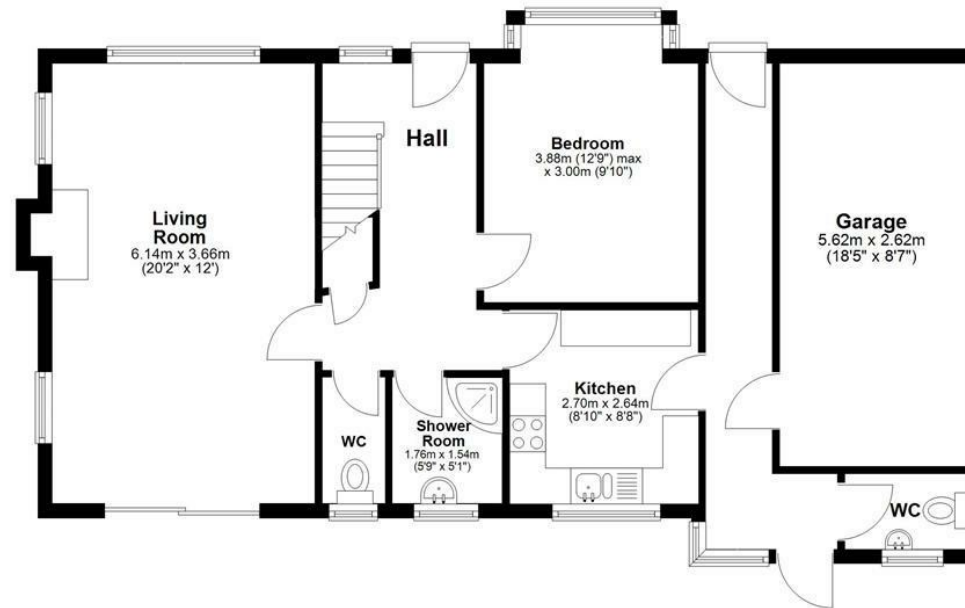




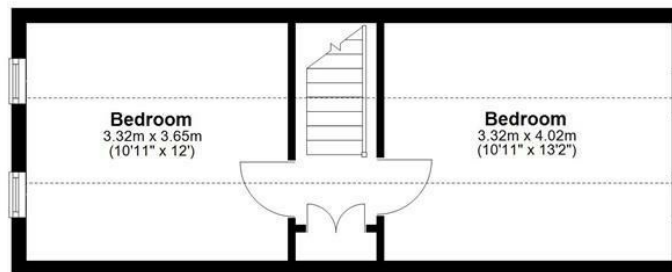


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### Ground Floor



### First Floor



Total area: approx. 111.7 sq. metres (1202.7 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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