



Godfrey Meadow, Hollingbourne, Maidstone, , ME17 1FZ

Price £895,000



An exceptional detached family home that exudes character and charm, ideally situated at the edge of a highly coveted cul-de-sac featuring 14 exquisite properties at the foot of the picturesque North Downs.

This impressive residence, built just nine years ago, boasts a high-end specification that perfectly blends luxury and comfort. Step inside to find spacious, light-filled rooms, highlighted by a stunning fully fitted kitchen/breakfast room equipped with premium Miele appliances, seamlessly complemented by a matching utility room. The grandeur continues with an expansive sitting room, and an elegant dining room with stylish bi-folding doors, all accessed from the striking entrance hall. On the first floor, you will find five generously sized bedrooms, all adorned with built-in shutters, offering ample space for family living, with two opulent bathrooms.

The enchanting rear garden stands out as a remarkable feature of this home, providing a high degree of privacy. Relax in the inviting hot tub or entertain guests in the expansive garden room complete with a bar. For your convenience, a double garage and a brick driveway offer parking for up to three vehicles in total. Don't miss your chance to make this stunning family home your own! Tenure: Freehold. EPC Rating: B. Council Tax Band: G.



LOCATION

The popular village of Hollingbourne offers a range of amenities, including a quaint station cafe, well-regarded pubs and restaurants, a primary school, a charming parish church, and delightful parks and countryside walks. Furthermore, the village benefits from a London line station, providing direct connections to Victoria and Blackfriars, with just two stops to Maidstone, the county town of Kent, approximately 6 miles away.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Family Room

Kitchen/Breakfast/Dining Room

Utility Room

First Floor:

Landing

Principal Bedroom

• Shower Room En-suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

EXTERNALLY

Double Garage

Driveway

Rear Garden

Astroturf and irrigation system.

Garden Room

VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

DIRECTIONS

From the Agent's Bearsted Office proceed towards Ashford on the A20 Ashford Road and, after approximately 2 miles, bear left at the roundabout into Hollingbourne Village. Continue through the village where Godfrey Meadow will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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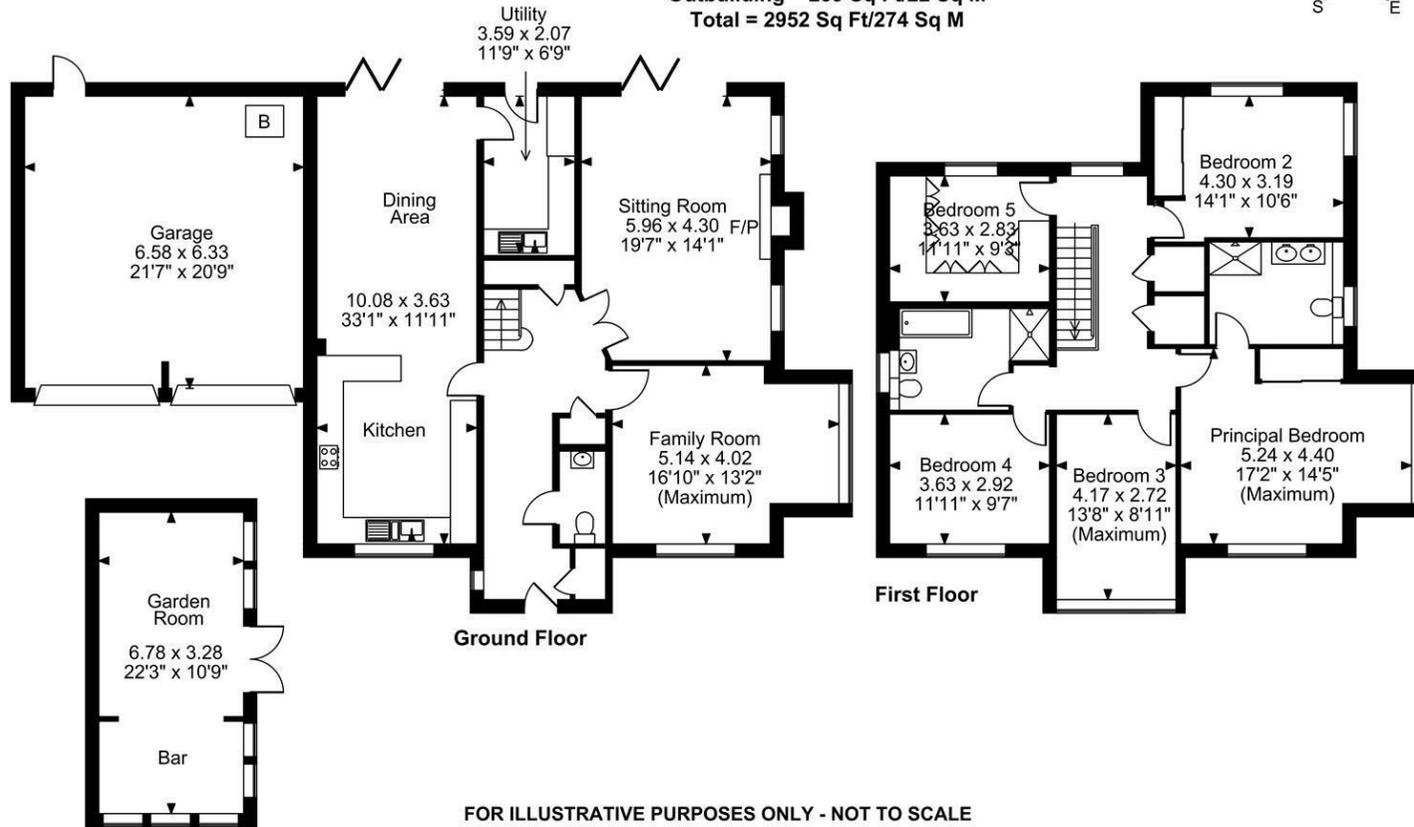
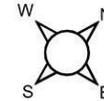
Approximate Gross Internal Area

Main House = 2265 Sq Ft/210 Sq M

Garage = 448 Sq Ft/42 Sq M

Outbuilding = 239 Sq Ft/22 Sq M

Total = 2952 Sq Ft/274 Sq M



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