



Autumn Cottage Musket Lane, Hollingbourne, Maidstone, ME17 1UY
Offers In The Region Of £700,000



A beautiful Grade II listed detached house with large detached double garage which includes an office above, set within a plot of over a quarter of an acre in the desirable location of Musket Lane in Hollingbourne.

The property is brimming with character including period beams throughout, varying floor levels and ceiling heights. The ground floor comprises entrance porch, large sitting room with impressive half inglenook fireplace which houses a gas fire (not currently in use), and attractive brick columns, a kitchen/diner, a conservatory to rear, a utility room, and a downstairs shower room. Upstairs, there is an impressively large principal bedroom with vaulted ceiling, two further double bedrooms and a family bathroom.

The double garage at the bottom of the garden is approached by a large gated driveway, providing ample parking for 4+ vehicles. Internally, there is a toilet and wash facilities to the ground floor, whilst the first floor benefits from a large office space which has the potential to be turned into an annexe or a separate dwelling in its own right, subject to planning.

The plot spans just over a quarter of an acre in all, and includes a lawn that wraps around the property, well established shrub borders, patio, pathways, an old well, sun room, gazebo, shed and greenhouse. EPC: Exempt. Council Tax Band: G.



LOCATION

The popular village of Hollingbourne is served by a general store with coffee shop, a few popular pubs and restaurants, a hairdresser, osteopath, primary school, parish church and local parks/walks through the countryside. There is a London line station in the village with free parking, travelling direct to Victoria and Blackfriars, and two stops to Maidstone, the county town of Kent, which is approx. 6-miles distance.

Ground Floor:

Large Sitting Room

Kitchen/ Dining Room

Garden Room

Utility Room

Shower Room

First Floor:

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Externally

Detached double Garage:

Cloakroom

Office

Gardens

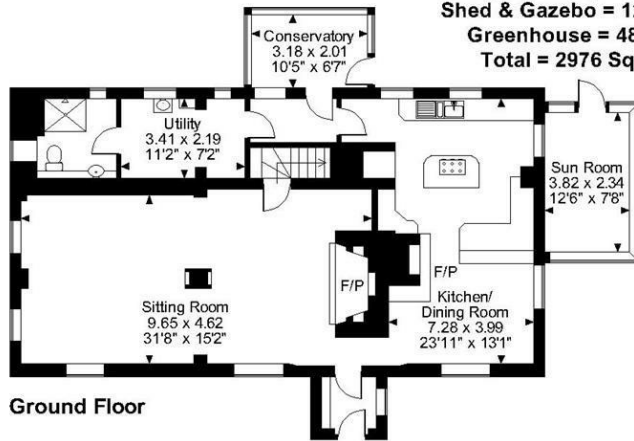
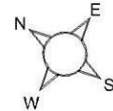
Viewings

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

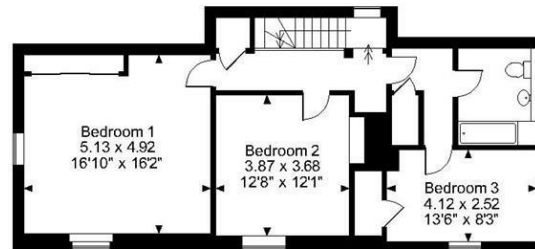
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Musket Lane, Hollingbourne, Maidstone

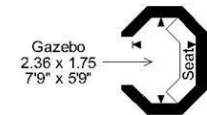
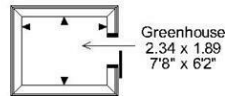
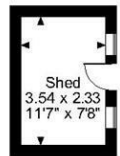
Approximate Gross Internal Area
 Main House = 2107 Sq Ft/196 Sq M
 Garage Building = 693 Sq Ft/64 Sq M
 Shed & Gazebo = 128 Sq Ft/12 Sq M
 Greenhouse = 48 Sq Ft/4 Sq M
Total = 2976 Sq Ft/276 Sq M



Ground Floor



Second Floor



Garage Ground Floor

Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8570480/SS

