



The Coach House, 62 Eyhorne Street, Hollingbourne, Maidstone, ME17 1TS
Guide Price £650,000



**** GUIDE PRICE £650,000 - £675,000 **** Nestled in the heart of Hollingbourne village, this exquisite former Coach House boasts three double bedrooms and is adorned with charming period features, including exposed beams and a captivating inglenook fireplace.

The ground floor comprises a welcoming sitting room, complete with an inglenook fireplace housing a cosy log burner, and French doors that lead to a shingle seating area. This delightful home also features a generous kitchen, an elegant formal dining room, a versatile study area, and a convenient W.C.

Ascending to the first floor, you are greeted by impressive vaulted ceilings, a spacious landing, and a lavish principal bedroom suite. The suite includes a luxurious walk-in wardrobe, a versatile dressing area that could also be utilised as a study, nursery/bedroom 4, and an en-suite shower room. In addition, there are two further double bedrooms and a spacious family bathroom.

Externally, the property offers a pretty courtyard garden to one side, a peaceful shingled seating area on the other, and an oversized detached garage with parking to the front for a couple of vehicles, with a charming patio garden to the rear. **NO FORWARD CHAIN.** Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



LOCATION

The sought-after village of Hollingbourne offers a range of amenities, including a quaint station cafe, well-regarded pubs and restaurants, a hairdresser, an osteopath, 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

Dining Room

Study/Breakfast Room

Kitchen

Sitting Room

First Floor:

Landing

Bedroom One

Walk-in Wardrobe

Dressing Room, Bedroom 4/Study

Shower Room

Bedroom Two

Bedroom Three

Bathroom

EXTERNALLY


Courtyard Garden

Rear Garden

Detached Garage

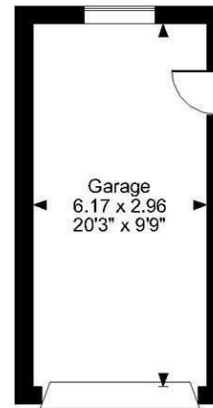
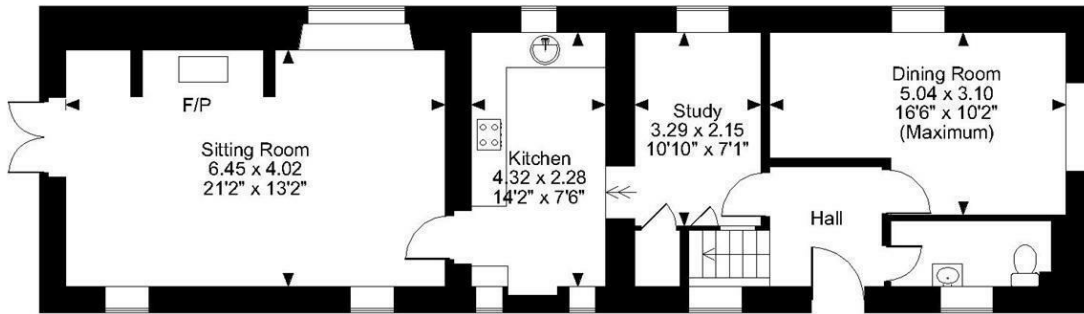
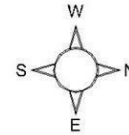
VIEWING

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

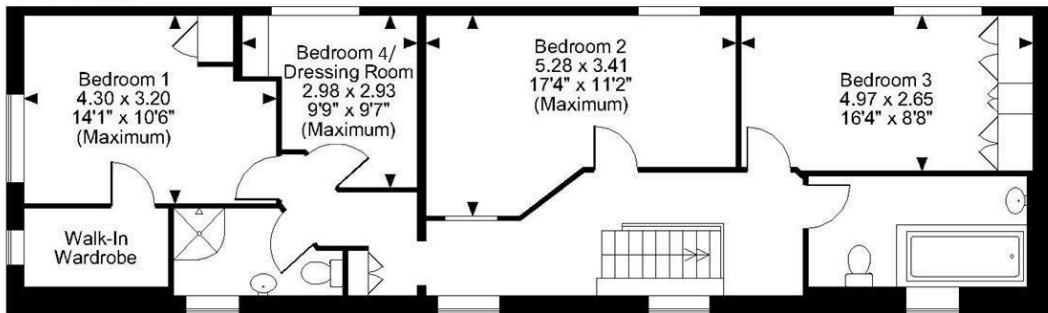
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Eythorne Street, Hollingbourne, Maidstone
Approximate Gross Internal Area
Main House = 1629 Sq Ft/151 Sq M
Garage = 197 Sq Ft/18 Sq M
Total = 1826 Sq Ft/169 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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