



11 Athelstan Green, Hollingbourne, ME17 1UX
Offers In Excess Of £675,000



Nestled in the serene landscape of Hollingbourne, with enchanting views of the scenic North Downs, this exquisite and rare to market detached property in Athelstan Green beckons with charm, and untapped potential.

This impressive home boasts nearly 2,000 sqft of internal accommodation and features an inviting entrance hall, spacious sitting/dining/family area spanning over two levels, kitchen/breakfast room, cloakroom, and a utility room within the double garage. Upstairs, a large landing feeds the 4 double bedrooms along with the family bathroom.

The 1/4 acre plot the property sits within is beautiful, boasting mature gardens front and rear that promise peace and privacy, creating a tranquil haven for leisurely days outdoors or entertaining family and friends in a picturesque setting.

The possibilities with the property are vast and exciting. Noteworthy for its generous proportions and sought-after location, this property promises an unparalleled opportunity. The foundation is set, awaiting a visionary to transform it into a contemporary masterpiece or a family home steeped in style and sophistication. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



LOCATION

The charming village of Hollingbourne offers several amenities, including a station café, a selection of well-frequented pubs and restaurants, a hairdresser, an osteopath, a primary school, a parish church, and local parks with countryside walks. The village features a London line station providing direct links to Victoria and Blackfriars, and is just two stops away from Maidstone, the county town of Kent, located approximately six miles away.

GROUND FLOOR

Porch

Entrance Hall

Sitting Area

Dining Area

Family Area

Kitchen/Breakfast Room

Cloakroom

Utility Room (within Garage)

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

EXTERNALLY

Front Garden

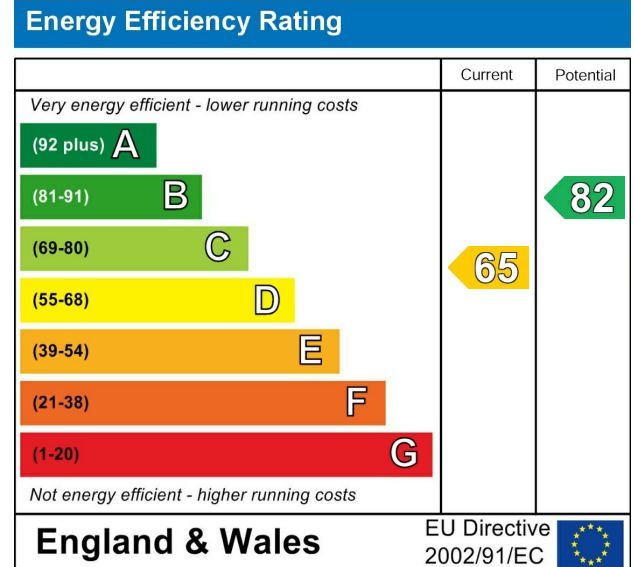
Large Driveway

Double Garage

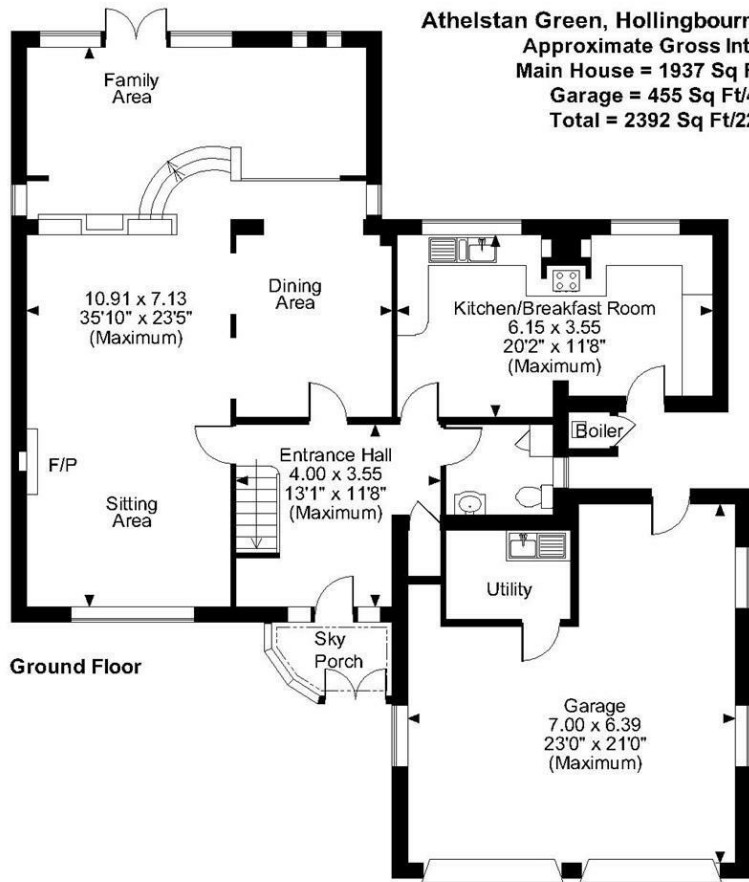
Rear Garden

VIEWING

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



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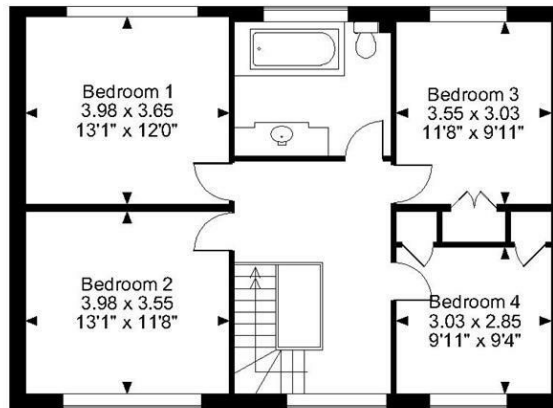
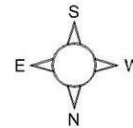
Athelstan Green, Hollingbourne, Maidstone, Kent

Approximate Gross Internal Area

Main House = 1937 Sq Ft/180 Sq M

Garage = 455 Sq Ft/42 Sq M

Total = 2392 Sq Ft/222 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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