



Malt Cottage Upper Street, Hollingbourne, Maidstone, ME17 1UW
Price £550,000



Presenting this beautiful Grade II Listed double fronted detached house located in the desirable village of Hollingbourne, nestled at the base of the North Downs.

This attractive residence showcases delightful period features such as column radiators, beams, exposed brick fireplaces, and charming window shutters. The ground floor encompasses a dining/family room, a cosy sitting room with a log burner, an impressive open-plan kitchen/breakfast room with granite work surfaces and a vaulted ceiling, an inner hallway, and a convenient cloakroom. Moving upstairs, three inviting bedrooms, along with a contemporary family bathroom complete with a separate shower and freestanding bath, await.

Externally, the stunning rear garden extends to approximately 120ft, offering a serene setting with well-tended lawn and elegant shrub borders. Additionally, a patio seating area and hardstanding space at the bottom of the garden, ideal for a summerhouse or outdoor office, are ready to be enjoyed. Convenient on-street parking is available right in front of the property. Tenure: Freehold. EPC: Exempt. Council Tax Band: F.



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

Entrance Hall

Sitting Room

Dining/Family Room

Inner Hall

Cloakroom

Open-plan Kitchen

Breakfast Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

EXTERNALLY

Large Rear Garden

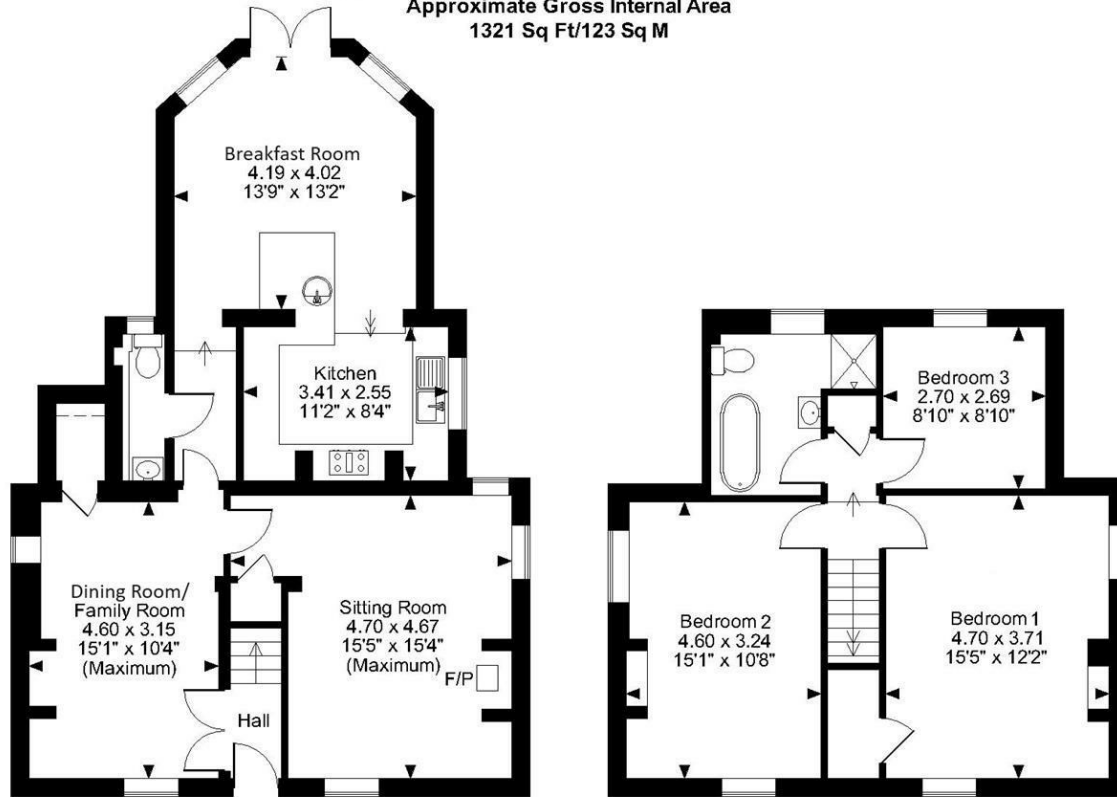
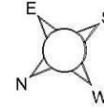
VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed and is exempt from EPC requirements.

Upper Street Hollingbourne, Maidstone, Kent
 Approximate Gross Internal Area
 1321 Sq Ft/123 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.

□ □ □ □ Denotes restricted head height

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