



**Ashford Road, Hollingbourne, , ME17 1XH**

**Offers In Excess Of £875,000**



This spacious chalet-style home presents an excellent opportunity for those wanting to personalise a property. Boasting over 3,000 sq ft of living space across the main house and annexe, plus an additional 836 sq ft in detached garages and an above-studio and conveniently located on the outskirts of Bearsted, just a short stroll from the Woodland Trust and Village Green.

Accessed via a private entrance, the home features a large oval driveway with a central lawn. Step into the inviting entrance hall that leads to a generous drawing room overlooking the rear garden, a cosy sitting room, and a dining area with sliding patio doors that open to the outdoor space. The sizeable kitchen/breakfast room includes a central island, complemented by a convenient utility room. Additionally, there is a fourth bedroom with a bathroom opposite and a further incredibly large bathroom near the entrance serving three bedrooms upstairs. On the first floor, you will find four bedrooms, including a principal suite with an ensuite bathroom, while the remaining three bedrooms share a WC and the expansive ground floor bathroom.

The detached self-contained annexe is ideal for multi-generational living or rental potential, featuring a double bedroom, an open-plan kitchen/sitting room, and a separate shower room.

Outside, enjoy two large detached garages accessed from the driveway, one with overhead storage that could serve as office space. The mature front garden includes lawned areas and fruit trees, while the rear garden is paved, offering privacy and the delightful addition of an outdoor heated swimming pool. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



## LOCATION

The property is situated between Bearsted and Hollingbourne taking full advantage of good commuter links with access to the M20 motorway and situated on a main bus route, whilst there are mainline train stations at both Bearsted and Hollingbourne. Both villages are served by shops, pubs, restaurants and schools. Further nearby amenities include Leeds Castle, Mote Park and a golf course. Maidstone, the county town of Kent, is c3-miles away.

## MAIN HOUSE

### Ground Floor Accommodation:

Entrance Hall

Bathroom

Inner Hall

Sitting Room

Dining Room

Drawing Room

Inner Hall

Kitchen/Breakfast Room

Utility Room

Bedroom

Bathroom

### First Floor Accommodation:

Landing

Principal Bedroom

• En-suite Bathroom

Bedroom

Bedroom

Bedroom/Study

Cloakroom

## DETACHED ANNEXE

### Accommodation:

Sitting/Dining Room

Kitchen

Bedroom

Shower Room

## EXTERNALLY

Front Garden

## Driveway

### Detached Garage 1

With first floor office space

### Detached Garage 2


### Rear Garden

• Outdoor Swimming Pool

## VIEWING

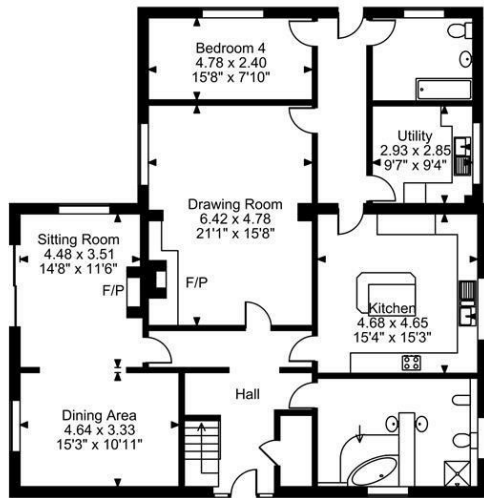
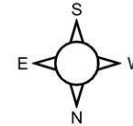
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## Energy Efficiency Rating

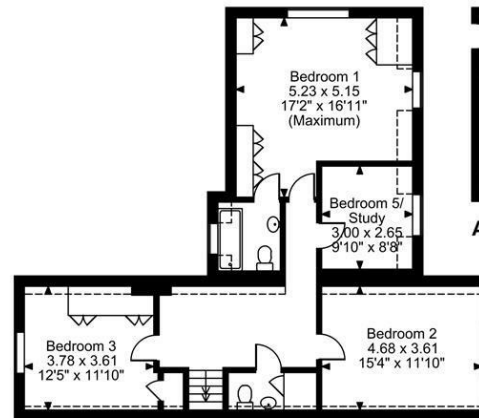
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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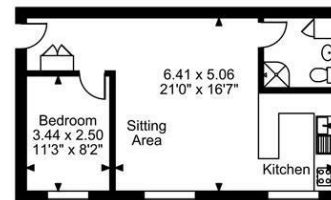
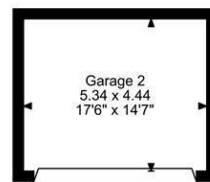
Ashford Road, Hollingbourne, Maidstone  
 Approximate Gross Internal Area  
 Main House = 2600 Sq Ft/242 Sq M  
 Garages = 836 Sq Ft/78 Sq M  
 Annexe = 490 Sq Ft/46 Sq M  
 Total = 3926 Sq Ft/366 Sq M



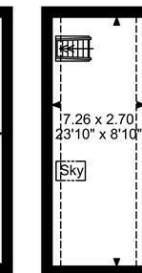
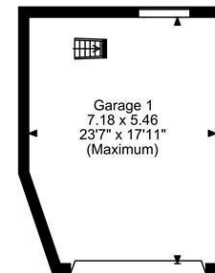
Ground Floor



First Floor



Annexe



First Floor  
Above Garage 1

**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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