



Upper Street, Hollingbourne, Maidstone, Kent, ME17 1UW  
Offers In The Region Of £650,000



Chaucers is an impressive three bedroom detached period house dating back to 1888 which benefits from a detached garage with workshop above, as well as a 100ft private rear garden with patio and decked seating areas.

The ground floor comprises a contemporary kitchen with quartz worktops and breakfast area, sitting room with imposing inglenook fireplace, a dual aspect family room, study/playroom, utility room, and a shower room. Upstairs, there is a principal bedroom with period fireplace and a large en-suite bathroom with separate bath and shower unit, as well as two further bedrooms. Externally, the rear garden is well established with flower and shrub borders and benefits from a patio seating area and decked seating area to the rear. Tenure: Freehold. Council Tax Band: F. EPC rating: D.



## LOCATION

The property is situated adjacent to the original boundary of 16th century Hollingbourne Manor, famously owned by the prominent Culpepper family, and shares the Manor wall on one side of the garden. The popular village of Hollingbourne is served by a station cafe, a couple of popular pubs and restaurants, a hairdressers, osteopaths, primary school, parish church and local parks/walks through the countryside. There is a London line station within a few minutes' walk, travelling direct to Victoria and Blackfriars, and two stops to Maidstone, the county town of Kent, which is approx. 6-miles distance.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Sitting Room

Family Room

Study

Kitchen/Breakfast Room

Utility Room

Shower Room

### First Floor:

### Principal Bedroom

### • En-suite Bathroom

Bedroom 2

Bedroom 3

### EXTERNALLY

Garage


Workshop

Garden

### VIEWING

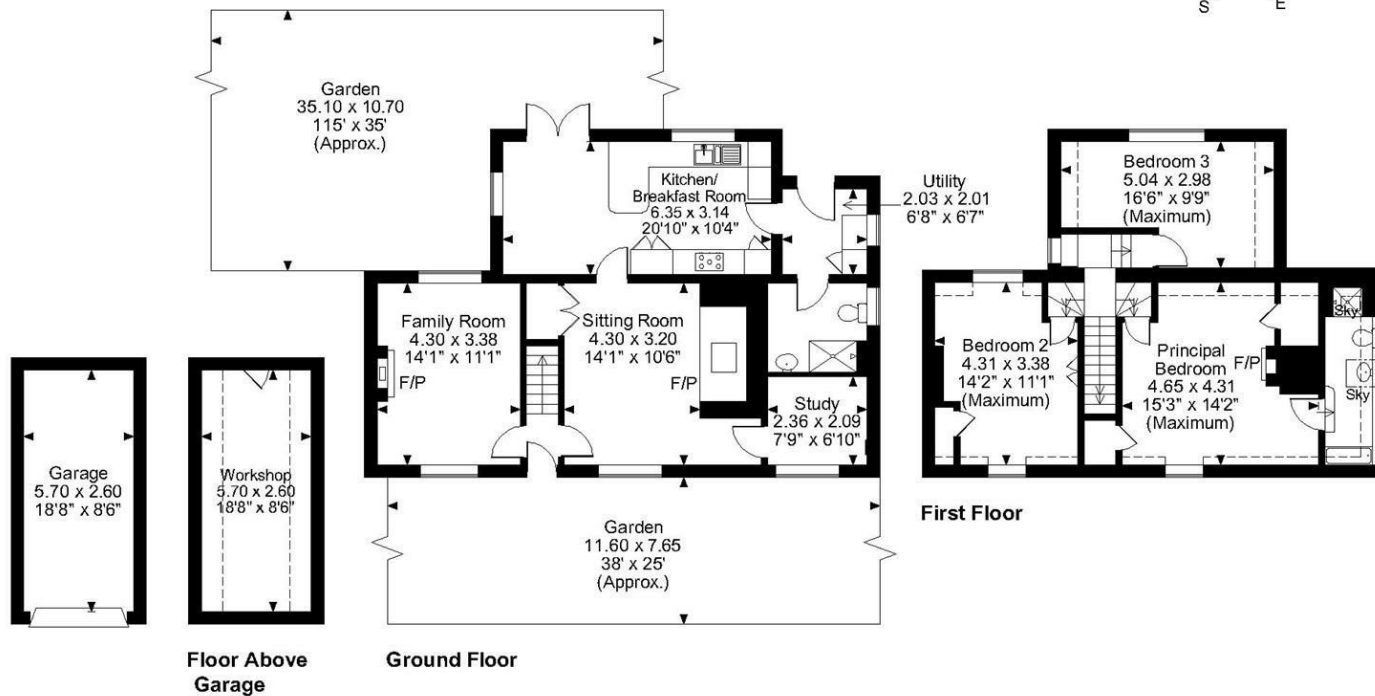
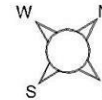
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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Upper Street, Hollingbourne, Maidstone, Kent  
Main House internal area 1,395 sq ft (130 sq m)  
Garage & Workshop internal area 258 sq ft (24 sq m)



**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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