



Upper Street, Hollingbourne, Maidstone, Kent, ME17 1UW  
Offers In Excess Of £600,000



**\*\* GUIDE PRICE £600,000 - £625,000 \*\*** Chaucers is a magnificent three-bedroom, two-bathroom detached period house, dating back to 1888. It boasts a detached garage with an upper studio/workshop and a stunning 100ft private rear garden, complete with patio and decked seating areas.

The ground floor features a contemporary kitchen adorned with quartz worktops and a charming breakfast area. The sitting room showcases an impressive inglenook fireplace, while a light-filled dual-aspect family room, study/playroom, utility room, and shower room complete this level. Upstairs, the principal bedroom is enhanced by a period fireplace and a spacious en-suite bathroom, which includes both a separate bath and shower unit. Additionally, there are two further well-appointed bedrooms.

Externally, the rear garden is richly established, with vibrant flower and shrub borders, and offers both a patio seating area and a decked space, perfect for alfresco dining and relaxation. 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

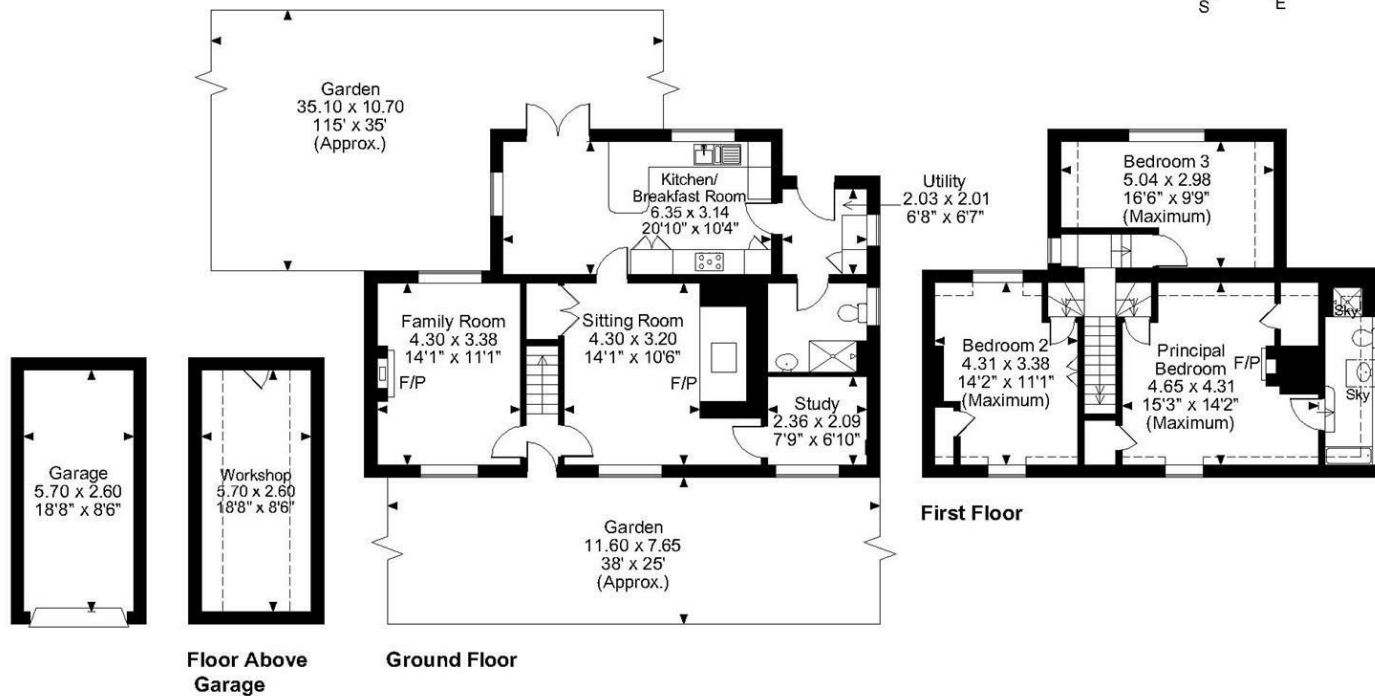
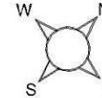
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>81</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>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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