



Autumn Cottage, 3 Bull Road, Birling, West Malling, ME19 5JE
Offers Over £500,000



STUNNING 2 Bedroom ragstone cottage in the idyllic village of Birling.

Autumn Cottage boasts stunning attention to detail and has been updated to maximise internal space while keeping the authenticity of a late 18th Century cottage. A true masterpiece of a cottage for this period.


The ground floor comprises an entrance hall, a good size snug room featuring the original crittal window looking through to an extended lounge, a beautiful kitchen and a bathroom.

To the first floor there are 2 lovely bedrooms and a stunning en-suite to the principal bedroom which flows through to a cleverly configured walk in wardrobe and a dressing area. You will be taken by the internal layout, careful planning of the extension and improvements throughout.

The garden and driveway have been adapted for additional space by landscaping the garden and the original outhouse to the rear being used as fabulous storage space. Autumn Cottage is stunning and nestled amongst breath-taking countryside views and beautiful village location. This cottage will not be on the market for long.

Conveniently located for the M20 & M2 motorway networks, West Malling train station is also just a short drive away. West Malling itself offers a beautiful high street with gastro pubs, boutique shops & coffee shops as well as some delightful walks and country parks.

- Stunning Birling Location
- Idyllic Semi Rural Setting
- 2 Bedroom Cottage
- 2 Reception Rooms
- 2 Bathrooms
- Original Features
- Exquisitely Extended and Renovated
- Off Street Parking For 2 Cars
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR BIRLING

Birling is a village and civil parish in the Tonbridge and Malling district of Kent, England, about seven miles west of Maidstone. It is south-west of the nearby town of Snodland and 37 miles away from the capital with West Malling being only 3 miles away.

Birling is home to the Children's House Montessori School, which was previously the village school and very close to Ryarsh Primary School. Another notable buildings is the Nevill Bull pub, whose name derives from the Nevill family that have owned land in the area for hundreds of years.



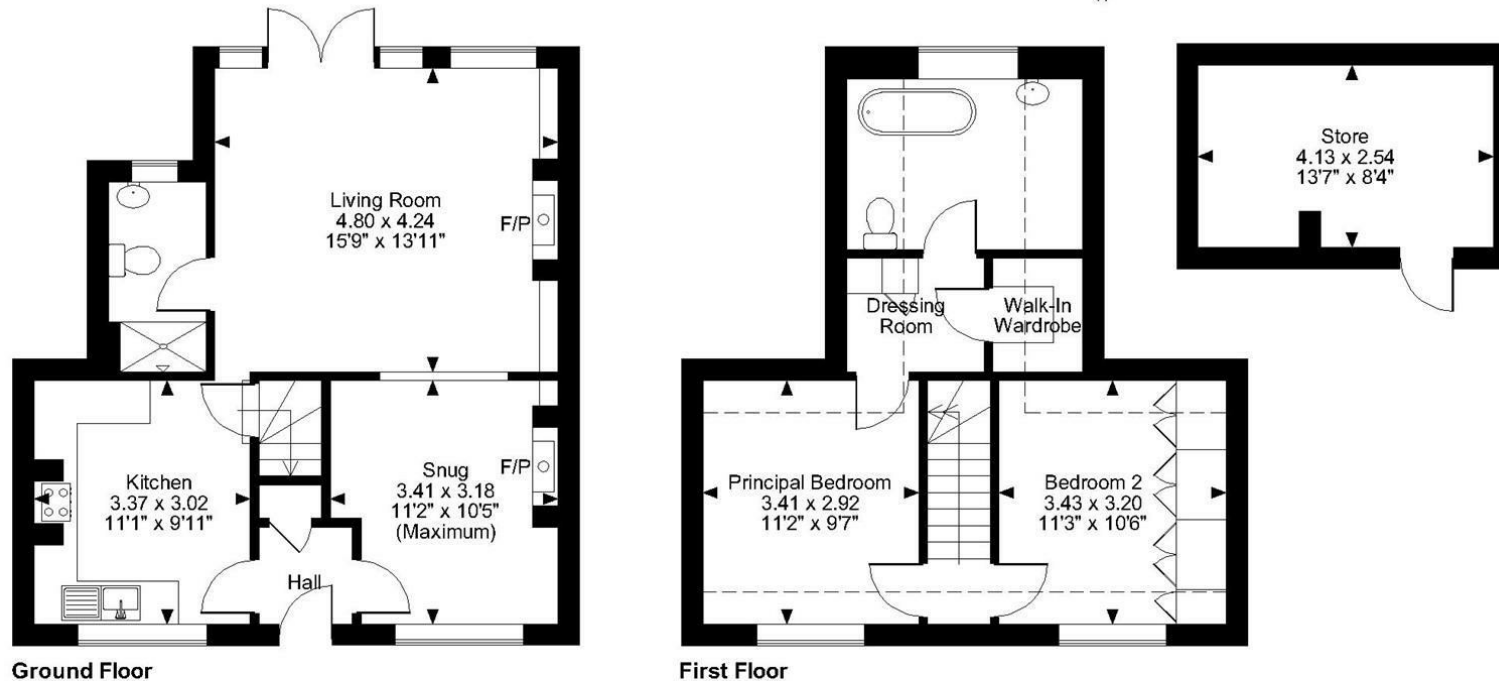
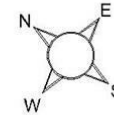
Despite being a rural village, Birling is well connected to its local settlements due to Maidstone being in close proximity. It is on the Addington to Maidstone bus route and although it does not have a train station, the nearest is less than 3 miles away. Conveniently located for the M20 & M2 motorway networks, West Malling train station is also just a short drive away. West Malling itself offers a beautiful high street with gastro pubs, boutique shops & coffee shops as well as some delightful walks and country parks.

ADDITIONAL INFORMATION

Freehold
Ragstone Brick Built
Council Tax Band D
EPC Rating C
New Wood Windows
Gas Central Heating



Bull Road, Birling, West Malling, Kent
Approximate Gross Internal Area
Main House = 808 Sq Ft/75 Sq M
Store = 113 Sq Ft/10 Sq M
Total = 921 Sq Ft/85 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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