



Holly Tree Cottage, Potten Street, St. Nicholas At Wade

Offers In Region Of £450,000

Holly Tree Cottage, Potten Street, St. Nicholas At Wade

This quintessentially Kentish home is a true hidden gem, offering an abundance of space, character, and countryside charm. With three generous reception rooms, three double bedrooms, and three bathrooms, this property is far more expansive than meets the eye—an essential view for those seeking a home that surprises and delights.

Surrounded by stunning countryside, the breathtaking views create a serene and picturesque setting, perfect for those who appreciate the beauty of rural living. The current owners have lovingly enhanced the home over the years, including the addition of composite cladding for lower maintenance, and modern internal shutters to the front for cosy nights.

There is ample off street parking for multiple vehicles.

Offering a rare combination of charm, modern convenience, and an idyllic location, this unique home is a must-see. Early viewing is highly recommended.





Dimensions

Ground Floor

Entrance Porch

Entrance Hall

Lounge - 4.88m x 3.30m (16'0 x 10'10) -

Kitchen/Breakfast Room - 4.93m x 3.40m (16'2 x 11'2) -

Garden Room / Utility Room - 3.53m x 1.93m (11'7 x 6'4) -

Study - 3.66m x 3.63m (12'0 x 11'11) -

Sitting Room/Dining Room - 4.60m x 3.66m (15'1 x 12'0) -

Shower Room - 1.85m x 1.60m (6'1 x 5'3) -

First Floor

Master Bedroom - 4.83m x 4.11m (15'10 x 13'6) -

En-Suite - 2.31m x 1.96m (7'7 x 6'5) -

Bedroom Two - 4.62m x 3.66m (15'2 x 12'0) -

Bedroom Three - 3.96m x 3.43m (13'0 x 11'3) -

Bathroom - 2.36m x 1.50m (7'9 x 4'11) -



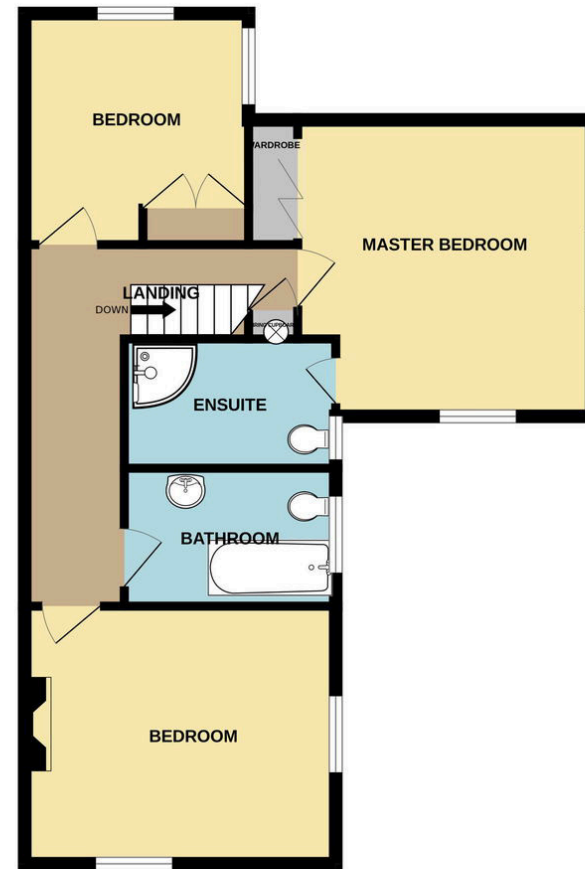
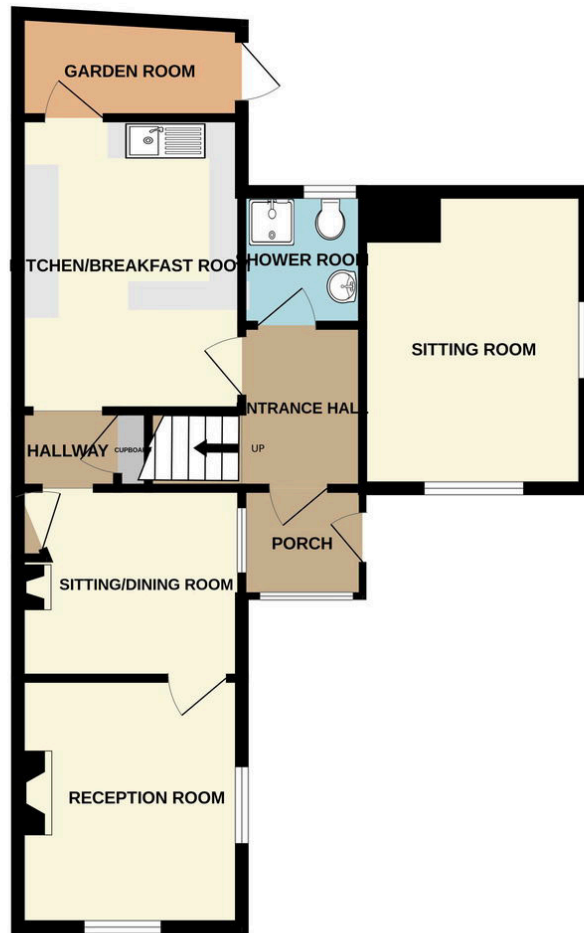




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1851 Sq.ft (Approximate)



TOTAL FLOOR AREA : 1851sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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