



Connells

Brookside Cottage Scotchey Hill
East Stour Gillingham



Property Description

Welcome to this delightful property located in East Stour! The ground floor boasts a cosy lounge featuring an integrated storage cupboard and a charming wood burner, perfect for chilly evenings. Adjacent to the lounge, you'll find a convenient study nestled in the corner, providing a tranquil space for work or relaxation. The modern kitchen is equipped with quartz worktops, an electric range style cooker, and ample space for white goods, with access to the side of the property for added convenience. Enjoy meals in the inviting dining room with space for storage.

Ascend to the first floor to discover the master bedroom complete with an integrated double wardrobe and a sleek ensuite featuring a shower. The second bedroom offers a unique boarded feature fireplace with a stone front facade, adding character to the space. The third bedroom boasts two integrated double wardrobes and an exposed stone area with a shelf, providing additional storage options. The bathroom features a bath with mixer taps and an integrated airing cupboard for added functionality.

Outside, the rear garden is a haven of tranquillity, with steps leading down to a lush lawn complemented by gravel and patio areas. Additional amenities include outside water taps, a greenhouse, and a shed with power and lighting, perfect for gardening enthusiasts. Parking for two cars is provided, with a convenient walkway leading to the property.

A plot of land is also available to purchase separate to the property.

Lounge

12' 7" x 12' 6" (3.84m x 3.81m)

The lounge has two double glazed windows to the front of the property. It has a TV point, a radiator, an integrated storage cupboard and a wood burner.

Study

8' x 4' 7" (2.44m x 1.40m)

The study is located in the corner of the living room. It has a radiator.

Kitchen

23' 4" x 8' 10" max (7.11m x 2.69m max)

The kitchen has two double glazed windows to the side of the property and two double glazed windows to the front of the property. It has quartz work tops with base units, an electric range style cooker with a cooker hood and tiling behind, a radiator, a butler sink, a cupboard with fridge space as well as space and plumbing for white goods. It has tiled flooring and double glazed French doors to the side of the property.

Dining Room

12' 3" x 8' 6" (3.73m x 2.59m)

The dining room has a radiator and space for storage.

First Floor

Landing

The first floor landing has a smoke alarm and offers access to the loft via the loft hatch.



Bedroom 1

16' 5" max x 10' 7" max (5.00m max x 3.23m max)

The first bedroom has two double glazed windows to the front of the property and has two velux windows. It has integrated double wardrobes, a radiator and a smoke alarm.

En Suite

The part tiled en suite shower room has a WC, a wash hand basin, a shower, a heated towel rail and a mirror above the wash hand basin.

Bedroom 2

15' 6" x 9' 10" (4.72m x 3.00m)

The second bedroom has three double glazed windows to the front of the property. The bedroom has a boarded feature fireplace with a stone front facade. It also has a radiator.

Bedroom 3

8' 7" x 8' (2.62m x 2.44m)

The third bedroom has a double glazed window to the side of the property. It has two integrated double wardrobes, an exposed stone area with shelf space and a radiator.

Bathroom

The part tiled bathroom has a double glazed window to the side of the property. It has a WC, a wash hand basin, an integrated airing cupboard, a bath with mixer taps and extendable cover, an extractor fan and a heated towel rail.

Outside

Rear Garden

The rear garden has steps down to the lawn with a separate patio and gravel area. The garden has outside water taps and a greenhouse as well as a shed with power and lighting.

Parking

The property has parking for two cars. From the parking spaces the property owns a walkway which follows through to the front of the property.

Land Available On Request

There is a separate piece of land available to purchase on request, please enquire through the agents to find out more.

The land is a large plot and perfect for a potential building plot, however it currently hasn't got planning permission.

The walkway belongs to the house and follows through to the 2 parking spaces which are currently owned via a leasehold by Brookside Cottage. No payments are needed for this leasehold yet the parking spaces need to be kept clean and tidy. These parking spaces will continue to be owned by the property regardless of whether the land is sold separately.

We have attached the picture of this land at the end of the brochure.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

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Tenure: Freehold



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