



Bull Cottage Bull Road

Birling, Kent, ME19 5JE Freehold

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Asking Price £525,000

A charming, spacious and well-presented attached period cottage, with period features and a paved courtyard garden/driveway; located in the sought-after village of Birling, with its pub and church; and approximately 0.6 miles from the Ofsted outstanding Ryarsh primary school; and near the popular historic town of West Malling.

Overview

- Charming Attached Cottage
- Well Presented, Period Features
- Popular Village of Birling
- Sitting/Dining Room, Fireplace
- Kitchen, Utility/WC, Bathroom
- Two/Three Double Bedrooms
- Courtyard Garden/Driveway
- Freehold
- Council Tax Band D



Property Description

Ground floor composite entrance door to: a triple aspect sitting/dining room with fireplace, exposed brick walls, beams and door to staircase to first floor; kitchen with fitted Shaker style wall and base units, Corian style worktops, sink with drainer and mixer tap, gas hob with extractor hood above, built-in Neff oven, built-in Neff microwave, integrated Neff dishwasher, Amtico flooring and access to garden; utility room with space for washing drier, WC and Amtico flooring; and bathroom with bath with shower above and screen, washbasin and Amtico flooring. First floor: landing; bedroom one with period fireplace and exposed wooden floorboards; bedroom two exposed wooden floorboards and door with stairs to second floor. Second floor: loft room/study currently used as a bedroom with roof-light windows and beams.



Location

The property is located in the sought-after village of Birling with The Nevill Bull Pub and church. The village of Ryarsh with its popular Ofsted outstanding primary school, Duke of Wellington pub, recreation ground and church, is approximately 0.6 miles away. West Malling with its comprehensive range of shopping and leisure facilities and mainline station (with services to London, Maidstone and Ashford International) is approximately 2 miles away.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office: head north towards Western Rd/A227, take A25 and London Rd/A20 to Ryarsh Rd in Birling, turn left onto Western Rd/A227, at the roundabout, take the 1st exit onto Sevenoaks Rd/A25, continue to follow A25, continue straight onto Maidstone Rd/A25, turn right onto London Rd/A20, turn left onto Roughetts Rd, turn right onto The St, the St turns slightly right and becomes Birling Rd, continue onto Ryarsh Rd, destination will be on the right what3words: ///famous.fame.hers

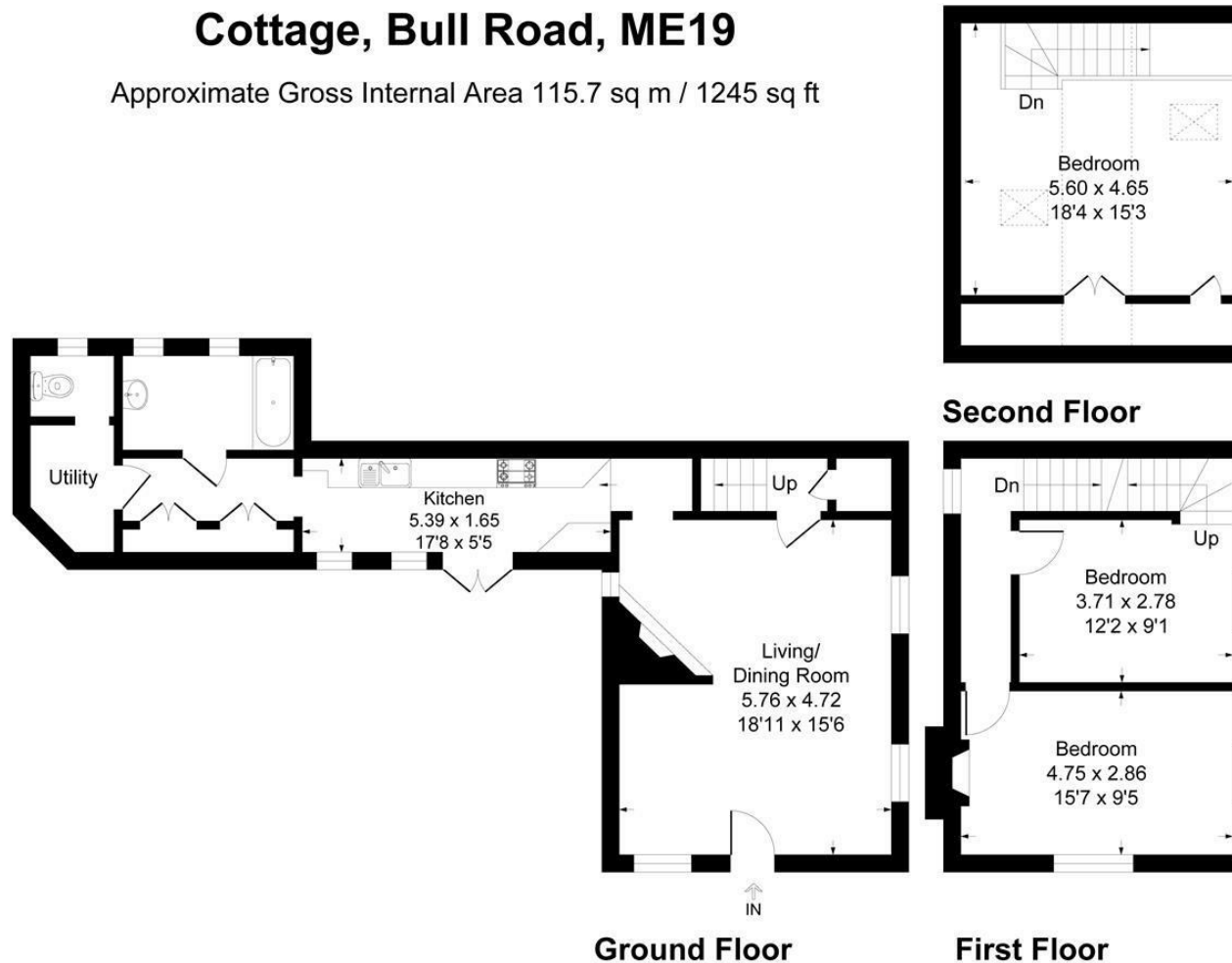
Property Information

The property benefits from having double glazed windows, gas central heating and a paved courtyard garden/driveway for one car with double gates to Bull Road. Council Tax band D. Freehold.



Cottage, Bull Road, ME19

Approximate Gross Internal Area 115.7 sq m / 1245 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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