

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£550,000**  
**Freehold**

3x  1x  1x 

**Tile Barn Cottage, Hollingbourne,  
Maidstone, Kent, ME17**

**Wards**  
Helping you move forwards



## Main features

- **Grade II listed, full of character**
- **Long front driveway leading to garage**
- **Versatile layout throughout**
- **Stunning surrounding views, overlooking agricultural land**
- **Open kitchen/diner, perfect for entertaining friends and family**

## Accommodation

### GROUND FLOOR

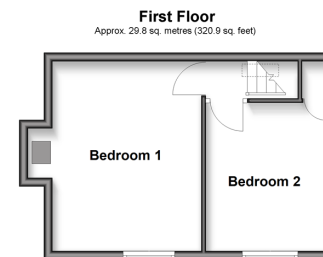
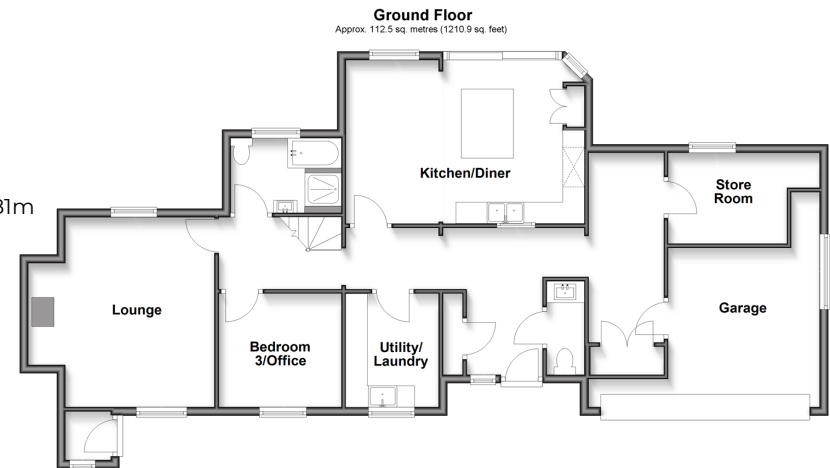
Entrance Hall: 18'9 x 4'5 (5.72m x 1.35m)  
 Kitchen/Diner: 19'2 x 12'6 (5.85m x 3.81m)  
 Lounge: 14'5 x 11'4 (4.40m x 3.46m)  
 Bedroom 3/Office: (L-shaped) 9'0 x 7'0 (2.75m x 2.14m) plus 2'8 x 2'5 (0.81m x 0.74m)  
 Store Room: 17'0 x 5'8 (5.19m x 1.73m)  
 Cloakroom: 6'9 x 2'8 (2.06m x 0.81m)  
 Utility/Laundry: 8'7 x 7'1 (2.62m x 2.16m)  
 Family Bathroom: 8'3 x 5'8 (2.52m x 1.73m)

### FIRST FLOOR

Landing  
 Bedroom 1: 15'3 x 11'4 (4.65m x 3.46m)  
 Bedroom 2: 12'2 x 9'5 (3.71m x 2.87m)

### OUTSIDE

Front and Rear Gardens  
 Garage  
 Driveway



**Call Bearsted - 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.