

Bluebell

ESTATES



11, Victoria Street, Eccles, ME20 7HJ

£265,000

About this property.....

This pretty two bedroom cottage will appeal to first time buyers looking for their first home or maybe someone looking to downsize.

The living room has been slightly extended at the front and now boasts a bay window seat. There is a good sized separate dining room leading to the kitchen with the bathroom located at the back of the house. Upstairs you will find two double bedrooms.

The rear garden has a secluded feel and there is no right of way for the neighbours to walk through the garden which is quite rare in these cottages. At the end of the garden you will find a garden room with power and light. This would be a great work from home space, hobby room or just somewhere quiet to sit and read a book.

We expect this lovely property to be popular so for more information or to arrange a viewing, please get in touch.

Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull.

Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a quaint village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 130 pupils. Local amenities include a village shop with postal services.

For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









What the owner says.....

We have lived here for over 5 years and it has been a fantastic first home for us. The cottage feel and natural light coming through the house is what drew us in initially, and the house has then grown with us as we began working from home and started a family. Tucked away on a quiet road, we soon discovered a friendly village vibe with lots of beautiful countryside walks. The local shop & post office, country pub, vineyard and easy transport connections (M2, M20, A20 all within a few minutes drive) make this a real gem of a place to live. We will be sad to leave as we've made long lasting, happy memories here.

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Approx. Gross Internal Floor Area 734 sq. ft / 68.34 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



