

# Bluebell

ESTATES



40, Belgrave Street, Eccles, ME20 7HL  
£265,000

## About this property.....

Introducing this lovely Victorian cottage in the village of Eccles, ideal for first time buyers looking to get on the property ladder.

The ground floor offers a cosy living room, ideal for relaxing after a day at work. There is also a well-designed kitchen diner and bathroom. As you go upstairs there are two double bedrooms, one allowing access to a useful attic room, ideal for working from home, or a hobby room.

Stepping outside, is a great sized south easterly garden with a patio area, great for a BBQ with friends and family. In addition to the patio is a green haven, ideal for reading in the morning sun.

If you are a keen walker, then you will enjoy spending your weekends walking through the nearby vineyards to North Downs.

## 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.....

As our first home this property is and always will be very special to us, as soon as we walked through the door on the first initial viewing we knew it was the one - it ticked all our boxes, we didn't want to live too remotely but this was a great middle ground. You instantly feel safe here, it's cozy in the winter, cool in the summer, quiet inside & outside, a wonderful atmosphere. There's beautiful scenery surrounding us which means great walks and the lovely village pub is only a few minutes walk away. The community is great, the neighbours are amazing too, we've made some friends for life here. We'll be sad to leave such a special place.

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## 40 Belgrave Street



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.



