

Bluebell

ESTATES



146, Bull Lane, Eccles, ME20 7HW
Offers In Excess Of £325,000

About this property.....

If you're searching for a family home in a charming village setting, this property could be the perfect fit. Extended and beautifully presented, it features a stunning open-plan kitchen, living and dining area, ideal for entertaining. It is also flooded with natural light from a part-vaulted ceiling and twin Velux windows.

On the ground floor, you'll find a versatile study or fourth bedroom, along with the added convenience of a cloakroom. Upstairs, the property offers three bedrooms and a modern family bathroom, creating a comfortable and practical living space for the whole family. There is also exciting potential to further enhance the property, with scope to convert the loft into an additional bedroom with en-suite.

Outside, the home enjoys a neatly landscaped rear garden, a pleasant front garden, and a private parking space to the rear. There is also the potential to create a driveway at the front, as many neighbouring homes have done.

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 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.



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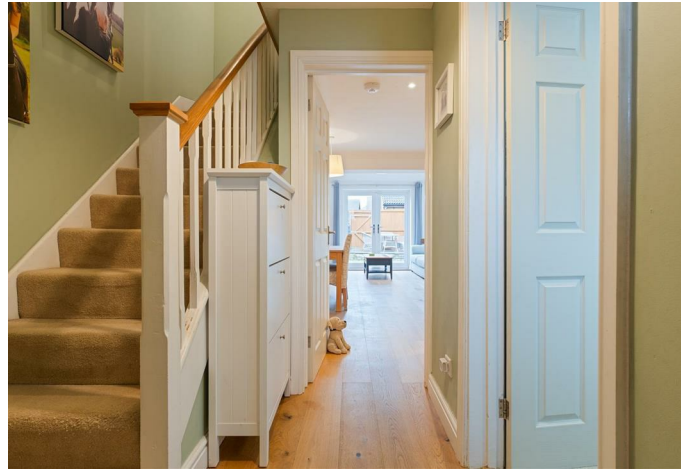
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What the owner says.....

We will always have such special memories of this house. It has been the most wonderful place to start our family. We moved in while expecting our daughter, and it has been the perfect home to watch her grow in over the last four years.

What we instantly fell in love with was the amazing location and village feel. We've made so many lovely memories here, from weekend walks to the park—which is just a stone's throw away—to enjoying a family lunch at the Red Bull pub, which is just as close.

This home has provided us with a happy, convenient life. It's the perfect blend of a peaceful village, yet you have absolutely everything you need within a 10-minute drive. We have created countless happy memories here and will be truly sad to say goodbye, but we know the next owners will enjoy this home just as much as we have.



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146 Bull Lane, Eccles



Approx. Gross Internal Floor Area 813 sq. ft / 75.53 sq. m

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.



