



14, Rowe Place, Eccles, ME20 7TB  
£400,000



## About this property.....

If you are looking for a modern, spacious family home in a quiet village location then look no further as this beautifully extended property will take some beating. The ground floor is perfect for modern sociable living with a large open plan kitchen-dining-family room, cosier living room to retreat to, utility room and cloakroom as well as an office. There are 3 bedrooms and a modern family bathroom on the first floor and a principal bedroom on the top floor. There is scope to extend the property further, either over the garage or to extend to the principle bedroom by installing a dormer. There is a small garage, driveway and a low maintenance landscaped rear garden. We strongly recommend an early viewing on this lovely home to avoid disappointment as we don't expect it to hang around for long.

## Situation.....

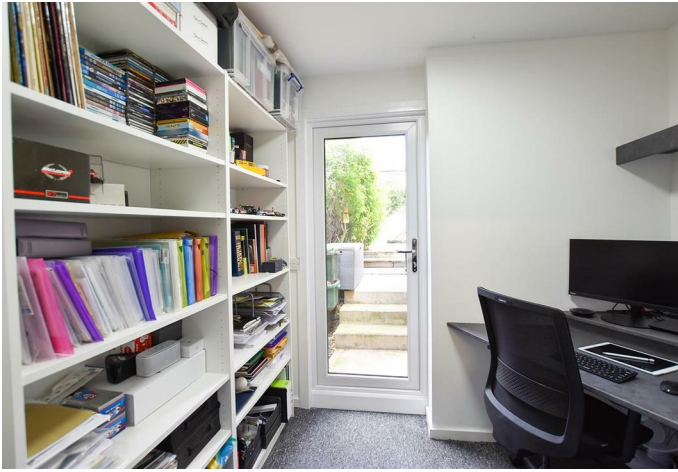
If you like Countryside walks then we feel Eccles could be an ideal village for you. Enjoy the countryside as you walk past Neolithic stones at Kits Coty or past the recently planted Chapel Down vineyards. At the end of your walk stop in on the dog friendly village pub; The Red Bull! Just outside the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. If you have little ones and like the idea of a small village school then St Marks primary school is ideally situated, only has around 130 pupils and was rated Good in the latest Ofsted inspection. Local conveniences also include a village shop with postal facilities and doctors surgery with dispensing chemist. For those who need to commute, you have access to the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom. There are also buses to Rochester, Chatham and Maidstone if you want to venture back into the hustle and bustle of town life!











## What the owner says.....

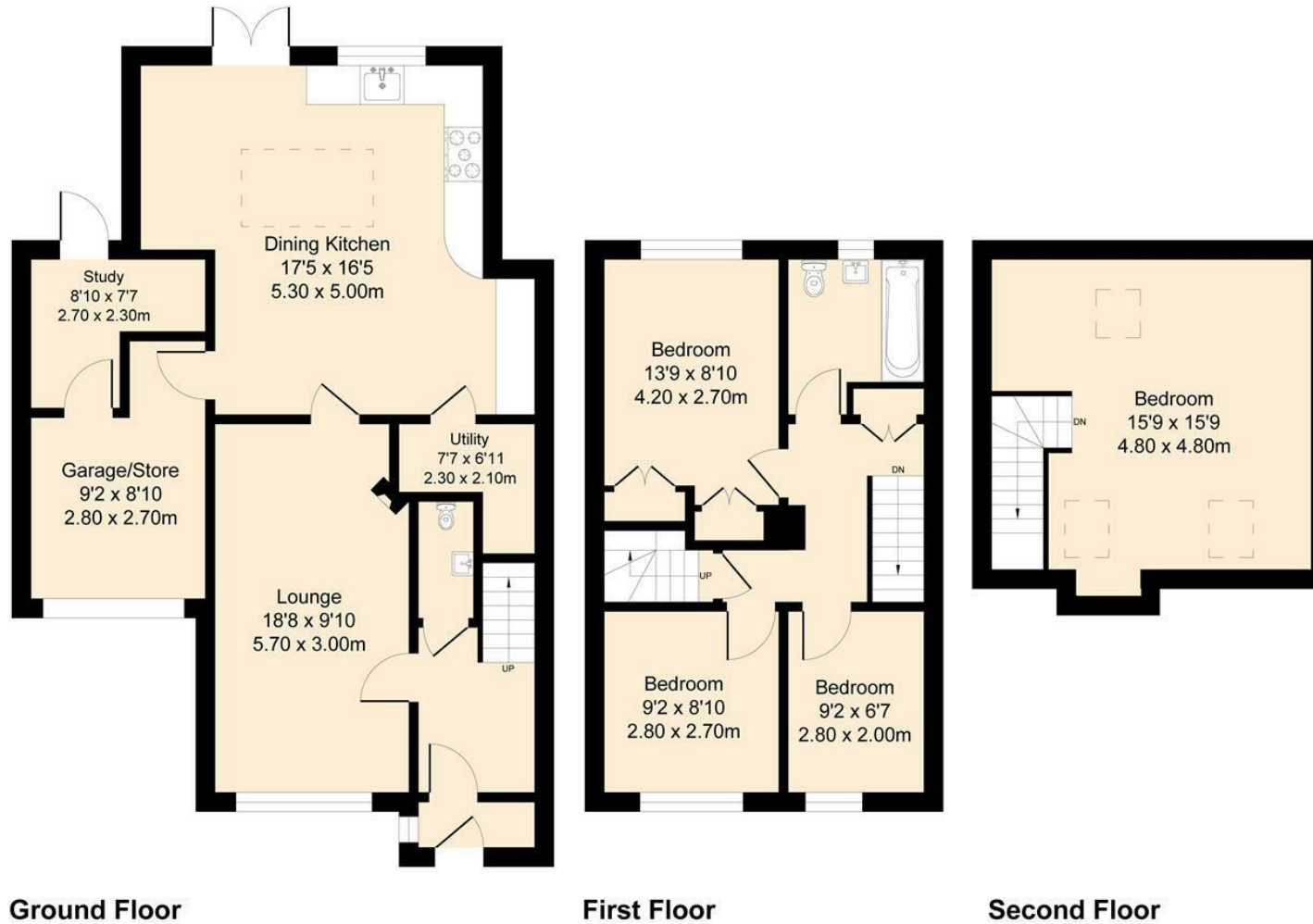
We have been very lucky to have been able to bring our family up in such a lovely house and village, making some good friends on the way. The house is situated in a quiet close, where our children have spent many hours playing, the close also has plenty of parking and is only a short walk to the local school and park.





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Approximate Gross Internal Area  
1485 sq ft - 138 sq m



## 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.





