





Welcome to Prospect Cottage, a gorgeous Grade II Listed property with an abundance of period features including oriel and lattice windows and a wealth of beams, situated within walking distance to all local facilities. Park at ease with your own off road parking and step on into this cozy 'Former Hall House', you will immediately be drawn to the large inglenook fireplace and the beams of the first reception room. The drawing room is a great size with plenty of room for the family and guests to relax whilst the kitchen with its vaulted ceiling makes cooking up a storm a treat!

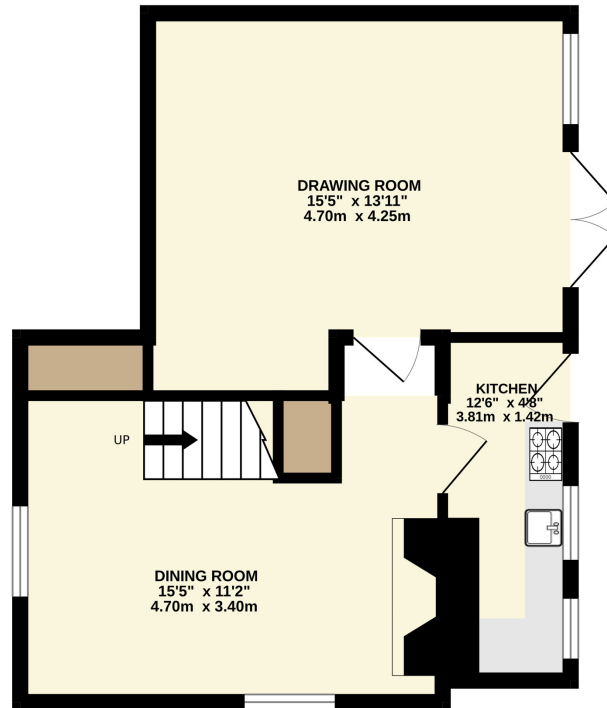
Upstairs the period features continue and the main bedroom with its oriel window and sash window together with the high vaulted ceiling allows the light to flood in, the second bedroom is a good sized single and the bathroom is also on this level. Outside benefits from a large corner plot with garden to the front, side and rear with large gates leading out to a private shared driveway.

Don't just take our word for it - this is what our vendors have to say about their home:- We have absolutely loved living in our cosy cottage for the past ten years. As soon as I walked into Prospect Cottage on a cold winter's evening to the warm welcome of the roaring fire and such unique character, I knew that I had to live here! One soon became four and now it's our time to move on to pastures new. We'll really miss the local lakeside walks, endless off-road running routes with spectacular views and most definitely the toasty fires. It has been such a comfy abode - snug in winter yet cool and breezy in the summer. The garden is also a real sun trap plus it provides a handy extra parking space, if needed.

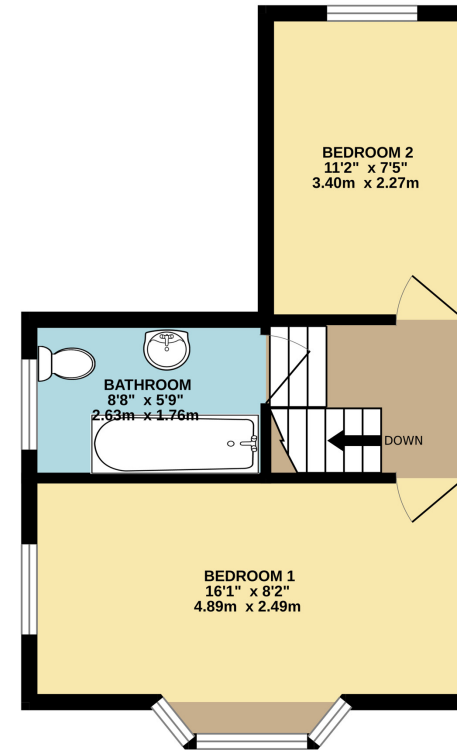
Snodland is located close to the North Downs in an area of outstanding Natural Beauty benefiting from fabulous walks in all directions from the village. Holly Hill is one of the highest points in Kent with views across to Canary Wharf, head towards Leybourne for walks around the lakes or enjoy riverside walks along the river Medway. Transport links are excellent with the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station with a fast service into London. There is a choice of 'Ofsted Good' rated primary schools, nurseries and Secondary all within walking distance. Within the village, you'll find a wide choice of shops and amenities such as local bakers, convenience stores, a pet shop, hairdressers, vets, cafes and restaurants to name a few. The community sports centre is again within walking distance offering a range of clubs and activities and a diving school in nearby Holborough Lakes.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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