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The Hollies, Otterden Road, Eastling ME13 0BW

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



The Hollies, Otterden Road, Eastling ME13 0BW

- Delightful Detached Period Property
- Extended & Enhanced Throughout
- Bursting With Original Features
- Four Bedrooms & Two Beautiful Bathrooms
- Three Splendid Reception Rooms With Fireplaces
- Kitchen Breakfast Room & Utility Area
- Set Within Approx. 0.22 Acres Of Stunning Gardens
- Driveway & Garage With Potential To Convert STPC

SITUATION:

The Hollies is situated on a quiet country lane in the delightful village of Eastling. It enjoys wonderful views over fields to the front and rear of the property and is a short stroll from the village centre.

The small village of Eastling lies just over four miles to the southwest of Faversham and is in a designated Area of Outstanding Natural Beauty on the slopes of the North Downs. The village's Conservation Area boasts some excellent buildings and gardens, including Eastling Manor. The village has its own church, St. Mary's, a primary school, a village hall and the local pub, The Carpenters Arms, which serves a fine selection of beers, ales, and hot food, whilst a public bus service links the village to the market town of Faversham.

Faversham nestles between the rural beauty of the rolling downs and the sweeping flatlands of the North Kent marshes. Faversham has a wide range of high street

shops and independent retailers which adorn its attractive high street and its bustling market square.

The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth's Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London which is approximately 48 miles, the Cathedral City of Canterbury (approx. 9 miles away) and the Kent coast.



DESCRIPTION:

An attractive, beautifully symmetrical house with an enviable rural setting, surrounded by unspoilt countryside. The Hollies is situated approx. 4 miles west of the market town of Faversham yet within walking distance to a local pub and village primary school.

Set within almost a quarter of an acre of well-manicured grounds which includes an in-and-out gravelled driveway and enchanting, large rear garden. There is also a large, detached garage which holds the potential to convert into a self-contained annexe. STPC.

The Hollies was sympathetically extended in 2007 and there is now over 1900 sq. ft of characterful space, that is bursting with period features, including latch key doors, open fireplaces, and exposed panelling. The extension has created a large sitting room with stunning exposed brick fireplace as well as a remarkable vaulted, beamed principal bedroom with en-suite.



The current owners have beautifully enhanced the property by installing contemporary window shutters, updating the bathrooms, and decorating throughout using a rich Farrow & Ball palette.

The front door opens into an entrance lobby with plenty of room for walking boots and coats. The oak door then opens into a splendid dining room with open fireplace. This leads to a country style kitchen breakfast room with an array of pale painted wooden units and oak work tops which surround the double range cooker and Belfast sink. This is further complemented by a utility room which has plenty of space for laundry appliances and provides access to the garden.

A magnificent triple aspect sitting room occupies the left of the cottage and is focussed on an exposed brick fireplace that encompasses a wood burning stove which sits beneath an extraordinarily beautiful bressummer.

Solid oak flooring and arched windows add another depth of character and look perfectly at home in this grand room, whilst French doors open onto wonderful views and a pretty garden.

The downstairs space is further enhanced by an additional reception room with another wood burning stove, this makes a perfect snug or home office.

To the first floor one will find four splendid bedrooms each with their own personality. Glorious views are enjoyed from every room whilst the dual aspect principal bedroom is a magnificent vaulted, beamed abode that benefits from an en-suite shower room and walk-in wardrobe.

The well-appointed bathroom has a traditional Waverley basin, high level WC, shower and an elegant roll top bath.



OUTSIDE

The Hollies occupies a generous 0.22 acre plot which includes a gravelled driveway, and a well-established country cottage garden.

There are several seating areas dotted around the garden making the most of the sunshine at different times of the day, whilst the lawn is bordered by mature trees and pretty plants.

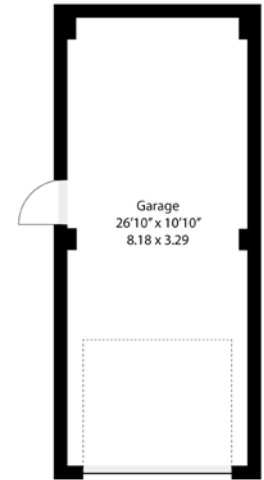
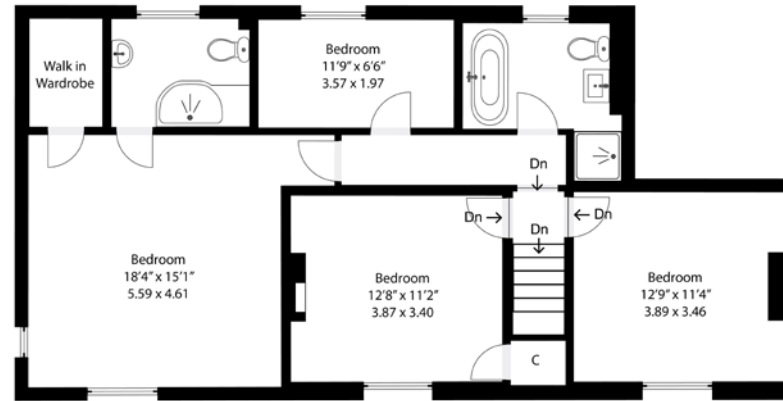
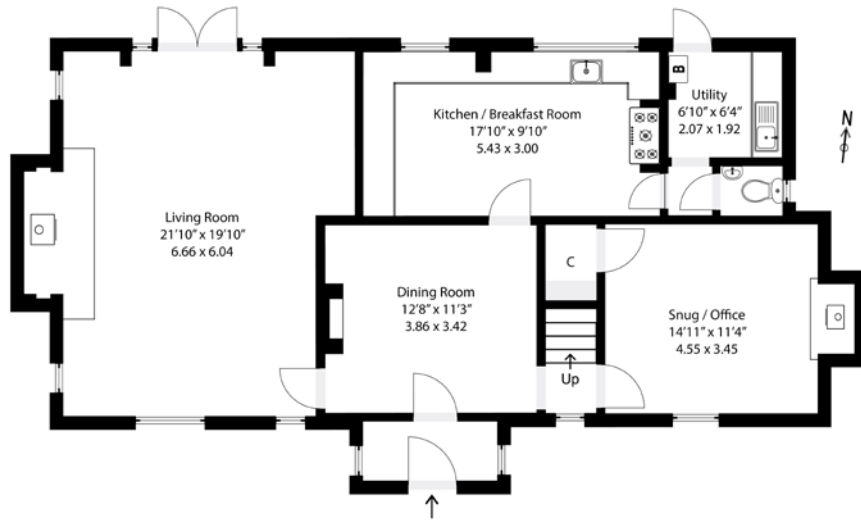
At the far end there is a secret garden which could be used to keep chickens or a wonderful hideaway for adventurous children.

The detached garage is currently used as storage but there is an opportunity to convert into a self-contained annexe STPC.









TOTAL FLOOR AREA: 2217 sq. ft (206 sq. m)
HOUSE: 1927 sq. ft (179 sq. m)
GARAGE: 290 sq. ft (27 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private Eco Drainage & All Other Services Are Mains Connected

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