



Hollybush Cottage
Holly Bushes | Milstead | Sittingbourne | Kent | ME9 0SF

FINE & COUNTRY

Seller Insight

“When we moved here 12 years ago, we couldn't believe we had finally found the idyllic country cottage we had always dreamt of,” say the current owners of Hollybush Cottage. “We loved the peaceful setting, in an Area of Outstanding Natural Beauty yet close to amenities. The Grade II cottage itself, built as a Tudor Hall House in 1650 and retaining plenty of that historic character remaining, was perfect for us, too. Many of the original features remain, including a vaulted timber ceiling in one of the bedrooms and inglenook fireplaces in both reception rooms. The living room even has an original copper which would have been used to heat water hundreds of years ago. This room is perhaps my favourite, being cosy yet bright with large windows overlooking the wraparound garden and a door leading directly onto the sunny patio.”

Indeed, the quarter-acre wraparound gardens serve as an extension of the cottage itself during the warmer months of the year. “We often sit out in the summer house on warm evenings towards the Autumn, reading a book or enjoying a glass of wine with a lovely view of the garden,” the owners say. “Well established borders provide colour and interest all year round, and we love pottering about tending to the produce we grow in the raised vegetable beds. We have hosted many events for family and friends here, the garden being totally secluded thus ideal for summer gatherings.”

This is the ideal home for everyday life and entertaining alike. “We always stay at home for Christmas,” say the owners, “as the whole family loves to spend the festive season here, enjoying cosy nights around the fire, meals together around the large dining table, and frosty winter walks in the surrounding countryside. The cottage has ample space to accommodate everyone and is easily accessible, with mainline trains to London in less than an hour from the nearby train station.”

The location of Hollybush Cottage enjoys the best of both worlds: an idyllic setting within easy reach of amenities. “We are situated on the outskirts of the village,” say the owners, “which boasts a friendly pub; a primary school; and a village hall with a variety of groups and a thriving cricket club. There is a good choice of supermarkets within a 5-mile radius, and we are just 20 minutes' drive from the medieval market town of Faversham, which we visit frequently to eat out, have coffee, or meet up with friends. Everything is close at hand but we have the peace and quiet of the countryside, with miles of beautiful walks right from our door. The local orchards and woodland are particularly picturesque in spring, with blankets of bluebells in the woods and canopies of cherry and apple blossom.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Hollybush Cottage

Experience the epitome of timeless elegance with Hollybush Cottage, a magnificent Grade II Listed residence, exclusively presented by Fine and Country. Nestled idyllically in a designated 'Area of Outstanding Natural Beauty' this remarkable property boasts a quintessential English Country garden, creating an enchanting sanctuary of tranquility.

Steeped in history, Hollybush Cottage was formerly a Tudor Hall House, dating back to 1650. It exudes charm and character, with captivating period features that include ancient beams adorning the walls and ceilings, inglenook fireplaces, casement windows, exposed brick, and an abundance of light and space. Immerse yourself in the rich heritage of this home, where every corner tells a story.

The heart of the home is the contemporary kitchen, thoughtfully designed with a service hatch to the formal dining room, ensuring convenience and social interaction while entertaining guests. An adjacent outbuilding houses a separate utility room, providing practicality without compromising on style. The dining room and the incredibly spacious sitting room feature inviting inglenook fireplaces, offering both warmth and focal points for gatherings. Completing the ground floor is an office and a cloakroom, catering to your professional and practical needs.

Ascending to the first floor, you will discover three splendid bedrooms. The principal bedroom has a private staircase, creating a secluded oasis. Indulge in a well appointed en suite family bathroom that epitomises sophistication and comfort. The remaining two double bedrooms are served by a second staircase, the larger boasts a vaulted ceiling and both bedrooms are served by a well appointed shower room, ensuring utmost privacy and convenience for all occupants.







Step outside

Hollybush Cottage

The gardens surrounding Hollybush Cottage are a testament to its enchanting allure, encompassing approximately 0.25 of an acre. Delight in the idyllic ambience of this tranquil oasis, with fine lawns beautifully interspersed with mature specimen trees and flower beds bursting with a profusion of well-stocked herbaceous plants and mature shrubbery. The boundaries are adorned by majestic hedges and trees, offering complete seclusion and privacy. Discover the joy of cultivating your own produce in the productive raised vegetable beds. Unwind on the stone-paved sun terrace, perfect for al fresco dining, or retreat to the charming summer house, where you can immerse yourself in a good book or savor a glass of wine or morning coffee.

Hollybush Cottage also offers a large detached workshop, catering to your creative or practical pursuits, and a detached double garage, along with a spacious gated driveway that can accommodate numerous vehicles.

Situated on the outskirts of the picturesque village of Milstead, the property enjoys a stunning rural setting amidst the rolling countryside of the renowned Kent Downs Area of Outstanding Natural Beauty. Milstead itself offers a village hall, a parish church, and a primary school, while further amenities can be found in the surrounding villages.

The bustling town of Sittingbourne lies just four miles to the north, providing a plethora of shops, supermarkets, schools, and leisure facilities. For those commuting to London, Sittingbourne station offers convenient services to London Victoria, Cannon Street, and St. Pancras International, with each journey taking approximately an hour.

The historic city of Canterbury, renowned for its magnificent cathedral, is a mere 16 miles away and offers a wealth of additional shopping and leisure options. Excellent road connections, including the nearby M2, ensure easy access to nearby towns and cities.

Indulge in a range of leisure pursuits, from a health, fitness, and squash club in Rodmersham to superb walking, cycling, and riding routes in the surrounding countryside. Sailing enthusiasts can explore the Swale River, with the nearest marina located in Conyer, approximately seven miles away.

Hollybush Cottage seamlessly combines the serenity of a rural retreat with convenient access to essential amenities, making it the perfect sanctuary for those seeking an extraordinary lifestyle. Experience the allure of this remarkable property and embrace the harmony of country living at its finest. Contact Fine and Country today to arrange your exclusive viewing of this exceptional home.

Freehold
Council Tax Band G
EPC Rating F

Guide price £750,000 - £800,000



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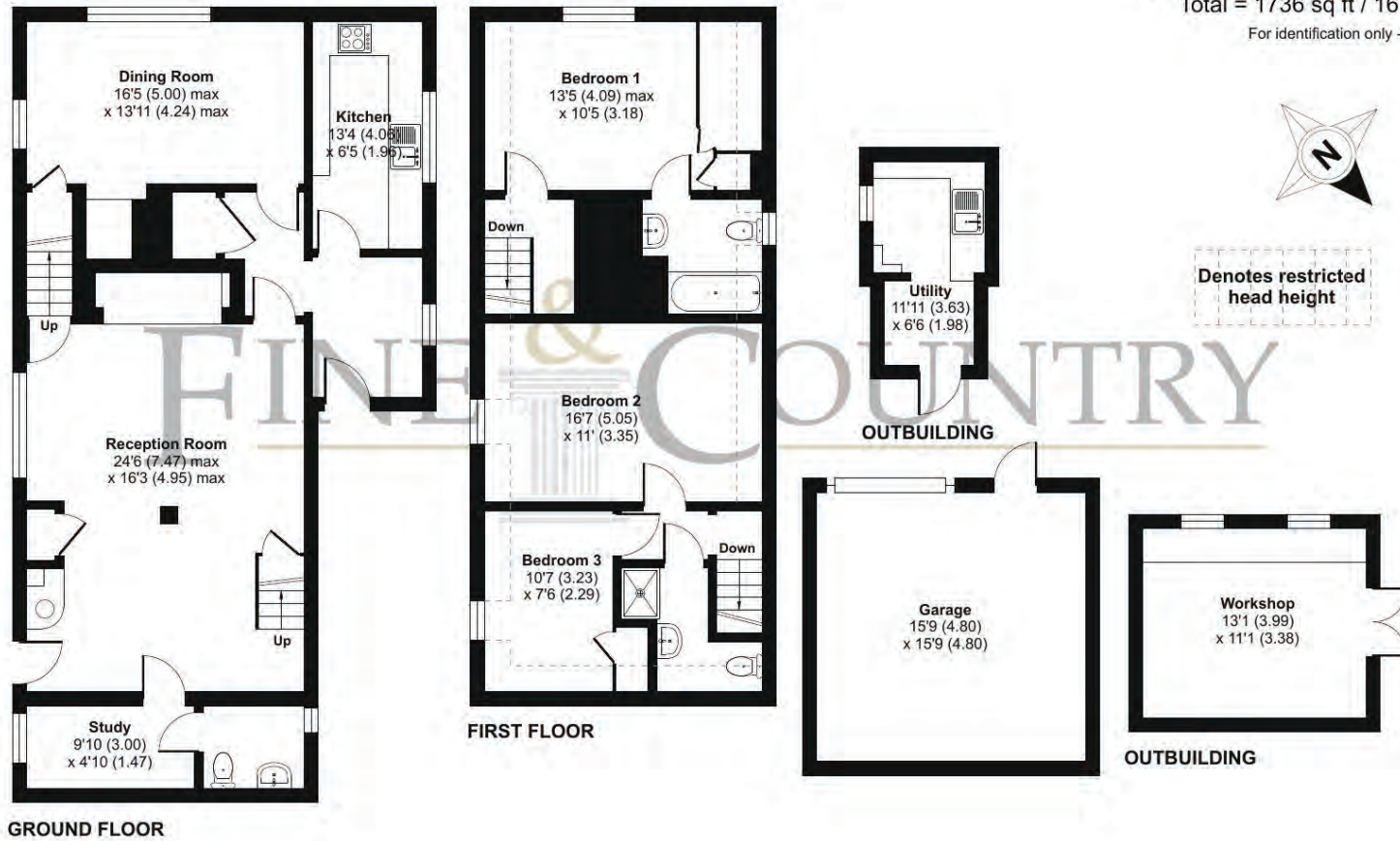
Approximate Area = 1407 sq ft / 130.7 sq m (excludes garage)

Limited Use Area(s) = 113 sq ft / 10.4 sq m

Outbuildings = 216 sq ft / 20 sq m

Total = 1736 sq ft / 161.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 1002042



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 07.07.2023





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