



**Pilgrims Way, Hollingbourne, Maidstone, Kent, ME17 1UT**  
**Offers In Excess Of £775,000**



Occupying an enviably large plot of approximately 0.39 acres in a stunningly beautiful location at the foot of the North Downs, is this incredibly spacious and well presented three bedroom detached bungalow. With an abundance of large windows in every room, offering spectacular views across the neighbouring countryside, the property is positively bathed in natural light throughout.

Tenure: Freehold. Council Tax Band: F. EPC Rating: To be confirmed.



## SUMMARY

As you approach the property, you are greeted by an impressively long driveway that runs alongside a beautifully maintained lawned front garden, offering stunning views across the neighbouring farmland. Upon entering the property through the welcoming porch overhang, you step into a spacious entrance hall that seamlessly leads you into the living accommodation.

The modern kitchen/breakfast room is a spacious and beautifully appointed area featuring fitted oak units, integrated appliances, and elegant granite work surfaces. The lounge is generously sized yet retains a cosy atmosphere, enhanced by a working log burner and a large picture window that frames the lovely mature garden and breath-taking views beyond.

From the lounge, bi-fold doors open directly onto an Indian sandstone wrap-around patio, creating a seamless connection between indoor and outdoor living. A second door from the lounge leads into the fabulous sunroom, currently used as a dining room. This room also benefits from its own set of bi-fold doors leading to the patio and garden, along with under-floor heating for comfort year-round.

The principal bedroom is both spacious and bright, equipped with fitted wardrobes for ample storage, and it features a recently modernised en-suite bathroom and French doors opening onto the patio. Bedrooms two and three are also generously proportioned, both benefitting from fitted wardrobes and each enjoying the luxury of their own set of patio doors.

Outside, a large driveway accommodates multiple vehicles, complemented by a substantial garage/workshop that offers potential for conversion into an annex (subject to the usual planning consents). The property is eco-friendly, boasting several solar panels that help keep energy costs surprisingly low for a home of this size. The stunning South facing rear garden boasts a large pond and expansive lawn, perfect for entertaining family and friends.

Properties of this calibre come to market rarely, and this exceptional gem truly must be seen to be fully appreciated. We strongly encourage you to arrange a viewing at your earliest convenience.

## LOCATION

The property is tucked away in a tranquil spot on the foot of the North Downs, with uninterrupted, panoramic views across an area of outstanding natural beauty. The popular village of Hollingbourne is served by a station cafe, a couple of popular pubs and restaurants, a hairdressers, osteopaths, primary school, parish church and local parks/walks through the countryside. There is a London line station within a short walk, travelling direct to Victoria and Blackfriars, and two stops to Maidstone, the county town of Kent, which is approx. 6-miles distance.

## ACCOMMODATION

- Entrance hall
- Kitchen & breakfast are
- Sitting room
- Sun/dining room

Principal bedroom

Ensuite

Bedroom 2

Bedroom 3

Family bathroom

## EXTERNALLY

Driveway

Double garage


Boiler room

Garden

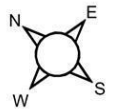
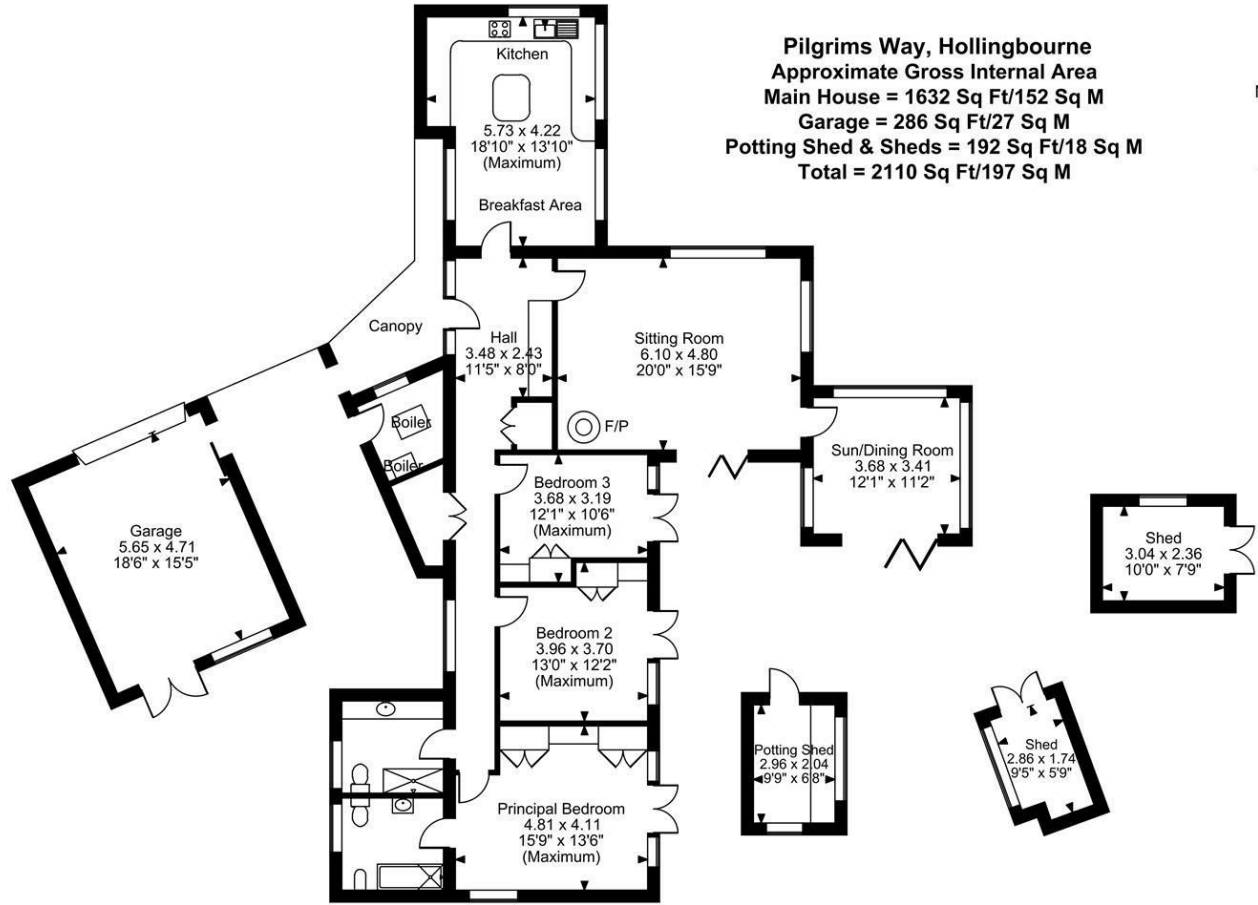
## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ground Floor**

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