



ABBIE PYLE

exp

@ abbie.pyle@exp.uk.com

🌐 abbiestyle.exp.uk.com

☎ 07393 602 212

Plotters, Brickhouse Farm, Cuckolds Green Road, St. Mary Hoo, Rochester, ME3 8RP

Guide Price £700,000 - £800,000

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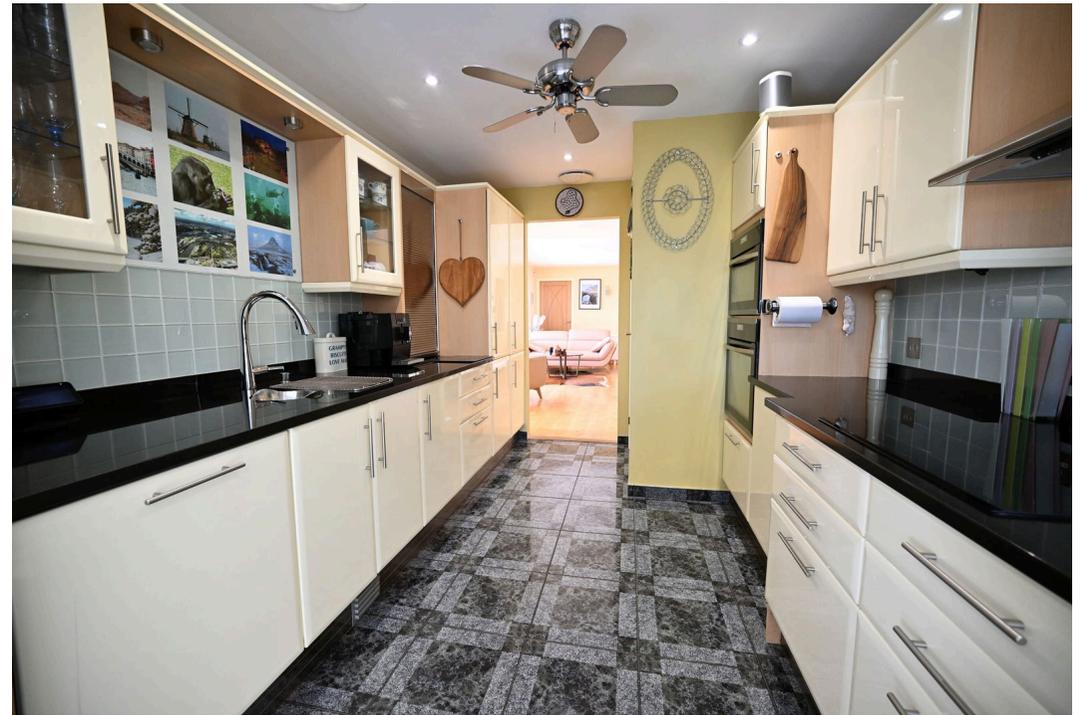


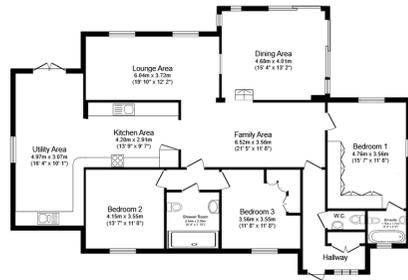
Guide Price £700,000 - £800,000. Escape the hustle and bustle and retreat to this idyllic countryside home. Approach the private driveway leading to 'Plotters' introducing you to the beautiful gardens surrounding the home. The sweeping gravel driveway offers ample space for multiple vehicles with the addition of a carport with electric vehicle charging point as well as a detached double garage with electric roller doors and internal electric points. Adjacent to the garage is also a tool storage shed and a greenhouse.

Enter the property and be welcomed by the bright open hallway with underfloor heating and plenty of fitted storage perfect to kick off the wellies after a walk in the countryside. Off the hallway is a separate cloakroom also fitted with underfloor heating. Continue through to the open and very versatile living space that brings the beauty of the outdoors in. The current dining area is wrapped with glazing to admire the outdoors and creates the perfect space for entertaining in the summer as well as cosy winter dining with the family. The current layout offers two sitting areas. One more casual to sit and relax in the morning with your wake up coffee and then a more formal lounge to unwind watching your favourite TV shows. This creates the opportunity for the new owners to adjust to their way of life, perhaps a playroom or indoor office space instead?

Rustle up your favourite dishes in the beautifully equipped kitchen/ breakfast room with additional seating space and patio doors leading out onto the decked area wrapping the back of the home. The Kitchen is fitted with granite worktops, integrated appliances to include double oven, microwave, dishwasher, washing machine and an induction hob and Quooker hot water tap as well as the addition of the utility area with useful double sinks.

The main bedroom offers a light spacious area overlooking the beautiful gardens and features fitted wardrobes offering ample storage space. The ensuite bathroom has underfloor heating and a traditional roll top bath perfect to relax in some bubbles after a long day. The other two bedrooms are also doubles and bedroom two has fitted wardrobes too, both bedrooms offer more lovely garden views. There is also the family walk in shower room also fitted with underfloor heating.





Ground Floor
Floor area 156.2 sq.m. (1,682 sq.ft.)



Annexe
Floor area 27.2 sq.m. (293 sq.ft.)



Garage
Floor area 35.9 sq.m. (386 sq.ft.)

Total floor area: 219.3 sq.m. (2,361 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Three Double Bedroom Detached Countryside Home
- Flexible Interior Living
- Garden Room Ideal for Office/Annexe/Fourth Bedroom
- Beautiful Gardens Surrounding The Home
- Detached Double Garage/ Workshop
- Stunning Views Across Open Farmland
- Ensuite Bathroom To Master Bedroom
- Solar Panels, Triple Glazing, Underfloor Heating & Air Conditioning
- Tenure Freehold/Council Tax Band C
- Call To Book Your Viewing QUOTE AP0490

