



**Guide Price**  
**£1,050,000**

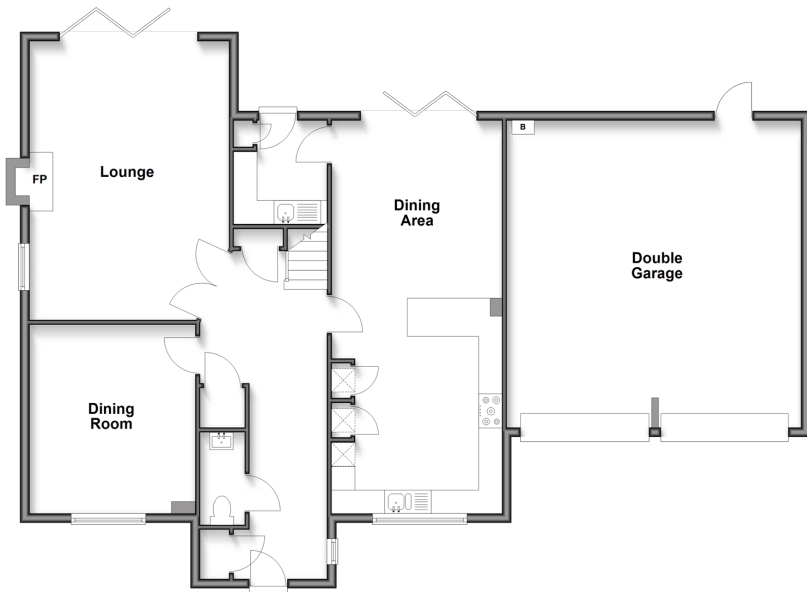
**Freehold**

6x  3x  2x 

**Godfrey Meadow,  
Hollingbourne,  
Maidstone, Kent, ME17**

*Wards*  
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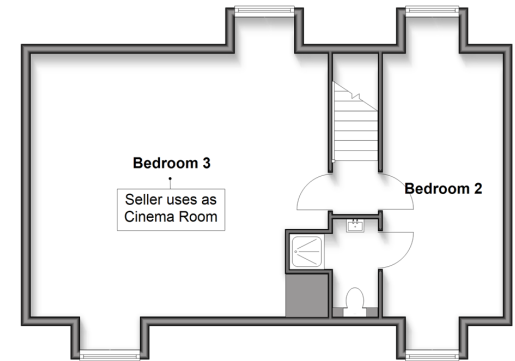
**Ground Floor**  
Approx. 137.4 sq. metres (1479.5 sq. feet)



**First Floor**  
Approx. 95.6 sq. metres (1029.1 sq. feet)



**Second Floor**  
Approx. 60.3 sq. metres (648.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Dining Room: 13'1 x 11'8 (3.99m x 3.56m)  
Lounge: 19'4 x 14'0 (5.90m x 4.27m)  
Kitchen/Dining Area: 26'11 x 11'9 (8.21m x 3.58m)  
Utility Room: 6'7 x 6'0 (2.01m x 1.83m)  
Cloakroom: 6'5 x 3'3 (1.96m x 0.99m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'0 x 13'11 (4.27m x 4.24m)  
Walk-in Wardrobe: (L-shaped) 8'9 x 7'3 (2.67m x 2.21m) plus 4'2 x 2'7 (1.27m x 0.79m)  
En-suite Bathroom: 11'9 x 9'4 (3.58m x 2.85m)  
Bedroom 4: 13'6 x 8'9 (4.12m x 2.67m)  
Bedroom 5: 12'0 x 9'5 (3.66m x 2.87m)  
Bedroom 6/Study: 9'6 x 8'6 (2.90m x 2.59m)  
Bathroom: 7'10 x 7'5 (2.39m x 2.26m) narrowing to 3'8 x 2'5 (1.12m x 0.74m)

### SECOND FLOOR

Landing  
Bedroom 2: 18'5 x 8'7 (5.62m x 2.62m)  
En-suite Shower Room: 6'0 x 3'1 (1.83m x 0.94m) narrowing to 3'1 x 2'6 (0.94m x 0.76m)  
Bedroom 3/Cinema Room: 21'3 x 18'5 (6.48m x 5.62m)

### OUTSIDE

Summerhouse  
Double Garage  
Driveway  
Front Garden  
Corner Plot Rear Garden



## Main features

- Incredible corner plot location with extensive garden overlooking stream and picturesque fields to rear
- Uniquely designed, spread across 3 floors
- Underfloor heating to all rooms downstairs
- Bi-folding doors create a blend of indoor/outdoor living, ideal when entertaining
- Short walk to Hollingbourne Train Station and close drive to M20 motorway



### Nearest Schools

Primary Schools: Hollingbourne Primary 0.1 miles, Leeds and Broomfield C of E Primary 1.2 miles, Harrietsham C of E Primary 1.9 miles  
Secondary Schools: Sutton Valence School 3.7 miles, Swadelands School 3.9 miles



### Transport Information

Train Stations: Hollingbourne 0.0 miles, Harrietsham 2.2 miles, Bearsted 2.5 miles



### Address

Godfrey Meadow, Hollingbourne, Maidstone, Kent, ME17



### Directions

For directions to this property please contact us.



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Helping you move forwards

Call Bearsted Branch 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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