



**Guide Price**  
**£950,000**

**Freehold**

5x  3x  2x 

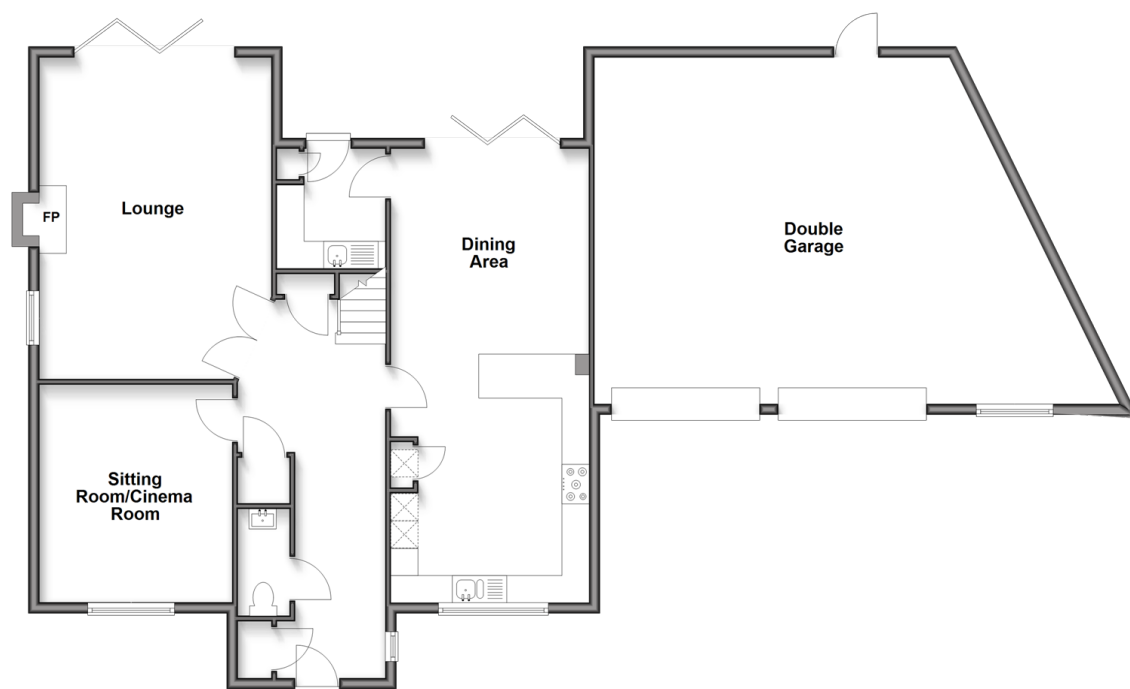
**Godfrey Meadow,  
Hollingbourne,  
Maidstone, Kent, ME17**

**OVER 60?**

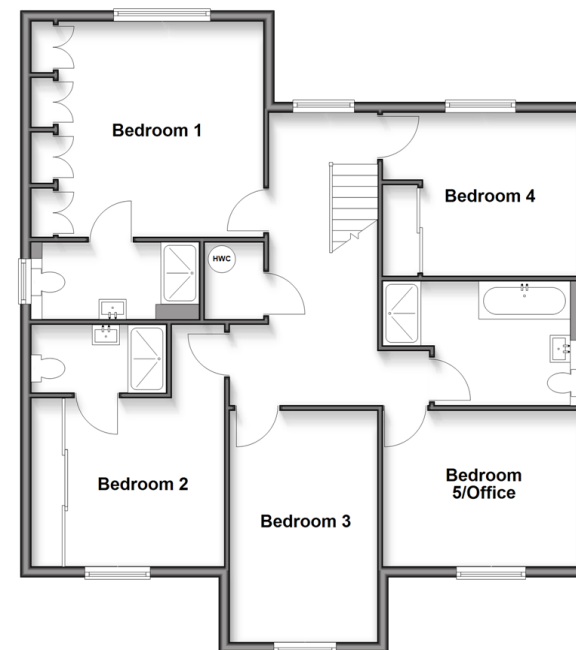
Secure this property  
for up to **59% less!**

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Helping you move forwards

**Ground Floor**  
Approx. 147.8 sq. metres (1590.8 sq. feet)



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



## Accommodation

### GROUND FLOOR

Entrance Hall  
Sitting room / Cinema Room: 13'2 x 11'0 (4.02m x 3.36m)  
Lounge: 19'3 x 14'0 (5.87m x 4.27m)  
Cloakroom: 6'10 x 3'6 (2.08m x 1.07m)  
Kitchen/Dining Area: 26'11 x 11'9 (8.21m x 3.58m)  
Utility Room: 6'10 x 6'0 (2.08m x 1.83m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'10 x 12'0 up to fitted wardrobes (3.91m x 3.66m)  
En-suite Shower Room: 9'2 x 4'7 (2.80m x 1.40m)  
Bedroom 2: (L-shaped) 10'3 x 9'11 up to fitted wardrobes (3.13m x 3.02m) plus 4'3 x 2'10 (1.30m x 0.86m)  
En-suite Shower Room: 5'10 x 3'10 (1.78m x 1.17m)  
Bedroom 3: 12'0 x 9'4 (3.66m x 2.85m)  
Bedroom 4: 13'8 x 8'10 (4.17m x 2.69m)  
Bedroom 5/Office: 12'0 x 9'5 (3.66m x 2.87m)  
Bathroom: (L-shaped) 7'9 x 7'5 (2.36m x 2.26m) plus 3'9 x 3'6 (1.14m x 1.07m)

### OUTSIDE

Double Garage: 29'9 (9.07m) x 21'2 (6.46m) narrowing to 20'4 (6.20m)  
Driveway  
Front and Rear Gardens



## Main features

- Superb modern style throughout with quality decorative design
- 2 x en-suite shower rooms
- Impressive over size double garage providing plenty of space for extra parking or opportunity to convert to suit your needs
- Walking distance to Hollingbourne Train Station, local amenities and village pubs
- Hollingbourne Primary School within village



### Nearest Schools

Primary Schools: Hollingbourne Primary 0.1 miles, Leeds and Broomfield C of E Primary 1.2 miles  
Secondary Schools: Sutton Valence School 3.7 miles, Swadelands School 3.9 miles, Valley Park Community School 4.0 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.



**Wards**  
Helping you move forwards

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



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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