Upper Street, Hollingbourne, Maidstone, , ME17 1UH

Guide Price £475,000

Page & Wells

Issuing Office: BEARSTED
Tel: 01622 739574

GUIDE PRICE £475,000 - £500,000A stunning three-bedroom end-of-terrace period cottage, originally two separate dwellings cleverly combined many years ago. Spanning just c900 sq ft internally, the property benefits from a large tandem garage, private driveway, and a beautiful rear garden.

Upon entering, you are welcomed into a generous sitting and dining room featuring a striking fireplace as the focal point, beautiful oak flooring, and elegant column radiators. The room is split-level, with the upper section providing ample space for a formal dining table and chairs.
To the rear lies a spacious kitchen/breakfast/family room with a striking copper sink and fittings, which opens directly onto the rear patio and garden via a stable door. A separate utility room with WC completes the ground floor.

On the first floor are two double bedrooms and one single. The principal bedroom is particularly impressive, with exquisite exposed beams, an original brick wall, and an attractive fireplace. The second double bedroom enjoys a vaulted ceiling and brick fireplace, while the third bedroom offers built-in wardrobes and is versatile enough to serve as a dressing room or single bedroom. A generous family bathroom with a roll-top bath serves all three rooms.

Outside, the delightful rear garden includes a large patio ideal for entertaining, leading to a raised lawned area surrounded by mature trees, shrubs and hedging that offers excellent privacy. The substantial tandem garage has side access, with convenient pedestrian access from the driveway through to the rear garden.
Tenure: Freehold. Council tax band: E. EPC rating: D.

*The front external photograph has had a car removed from outside using AI

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LOCATION

This exceptional property sits almost opposite to the16th-century Hollingbourne Manor, once home to the renowned Culpepper family. The charming village of Hollingbourne provides an excellent range of local amenities, including a station café, popular pubs and restaurants, a hairdresser, an osteopath, a primary school, a parish church, plus beautiful countryside parks and walks right on the doorstep. A mainline railway station is within walking distance, with direct services to London Victoria. Maidstone, Kent's county town, is approximately six miles away and reachable in only two stops by train.

ACCOMMODATION

Ground Floor

Sitting Room

Dining Area

Kitchen

Breakfast/Family Room

Utility/W.C.

First Floor

Principal Bedroom

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

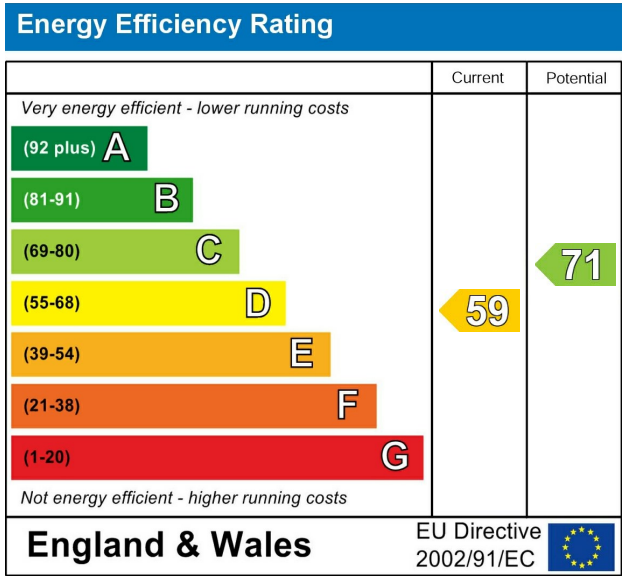
Driveway

Tandem Garage

Rear Garden

VIEWING

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



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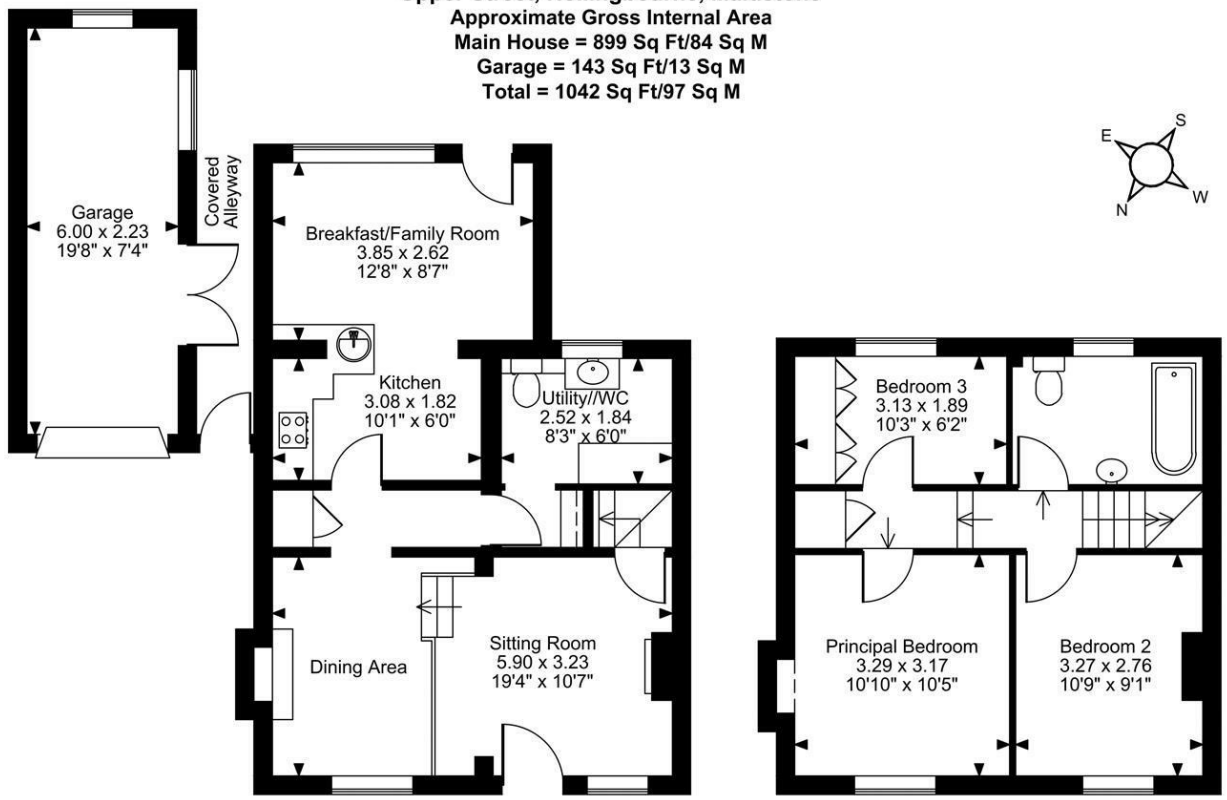
Upper Street, Hollingbourne, Maidstone
Approximate Gross Internal Area
Main House = 899 Sq Ft/84 Sq M
Garage = 143 Sq Ft/13 Sq M
Total = 1042 Sq Ft/97 Sq M



Ground Floor **First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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