



**Florence Cottage Church Street, Loose, Kent, ME15 0BX**  
**Offers in excess of £500,000**



## LOCATION, LOCATION, LOCATION

Florence Cottage is the most beautiful Grade II listed character property situated in the heart of the village of Loose, close by to the mill pond and trout river. With a wealth of character and charm dating back to 1450 this property really needs to be viewed to appreciate what's on offer.

On the ground floor there is an entrance hall, living room with stunning Inglenook fireplace, dining room, kitchen and utility room. On the first floor there is a master bedroom, guest room with en suite and 1 further bedroom together with a shower room. Outside there is a front garden and a charming non overlooked courtyard garden to the rear with the trout river running through it. The property benefits from gas heating together with a driveway and garage. Properties of this type do not come to the market very often and so to avoid missing out call Page and Wells on 01622 746273 and get booked in





## On the Ground Floor

### Entrance Hall

York stone flooring, radiator, entrance door to front

### Living Room 16'3 x 11'9 (4.95m x 3.58m)

Stunning Inglenook fireplace with Oak bressumer and attractive surround, TV point, window to front, York stone flooring, radiator

### Dining Room 17 x 11'6 (5.18m x 3.51m)

York stone flooring, oak staircase to first floor, under stairs storage cupboard, window to front and side, attractive fireplace with woodburner and surround

### Kitchen 15'6 x 12'9 (4.72m x 3.89m)

A range of free standing kitchen units with work surfaces, beautiful AGA with 2 ring burner and double oven plus a further gas hob and 2 electric ovens all included, butler sink, window to rear and door opening onto the garden, tiled flooring, storage cupboard

### Utility Room 6'3 x 6 (1.91m x 1.83m)

Window to side, space and plumbing for washing machine, radiator, wine storage

## On the First Floor

### Master Bedroom 17 x 15'6 (5.18m x 4.72m)

Radiator, window to front, feature fireplace and surround, ladders up to a mezzanine level with storage, plinth with Victorian roll top bath with mixer taps and shower attachment

### Bedroom 2 9'9 x 9'6 (2.97m x 2.90m)

Radiator, window to rear

### En Suite Shower Room

Comprising WC, wash hand basin, corner tiled shower cubicle with shower unit and glass screen

### Bedroom 3 11'9 x 8 (3.58m x 2.44m)

Radiator, window to front

### Shower Room

Comprising WC, vanity wash hand basin, walk in shower cubicle with power shower unit and glass screen, tiled walls, , wood flooring, window to side

### Externally

To the front of the property there is a picket fence and gate giving access to the front garden which is predominantly laid to lawn with a selection of mature shrubs, and borders

The lovely non overlooked courtyard garden measures approximately 30ft and is paved with a slate tile, outside tap, greenhouse, trout river running through the rear of the garden and access to the garage. There garage has power and lighting and up and over door to front together with an upstairs storage area and measures 19'9 x 9

### Viewing

Call the Agents Loose Office on 01622 746273

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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