



Squirrel Cottage Eyhorne Street, Hollingbourne, Maidstone, Kent, ME17 1TP
Price £395,000

**** NO FORWARD CHAIN ****

A charming detached former 18th century coach house and stable, which has just been converted into a beautiful home with a high specification, situated on a good sized south facing plot backing onto farmland and providing two parking spaces. The property has the benefit of a new gas fired central heating system, UPVC double glazed windows in Chartwell green, superb fully fitted kitchen, luxury bathroom, new fitted carpets, attractive oak panelled internal doors and tasteful decor throughout.

The picturesque village centre of Hollingbourne is close by where there is a village store, parish church, several inns, primary school and London line station. Maidstone, the county town of Kent, is some 6 miles distance.



ON THE GROUND FLOOR

Entrance Hall

Barn style floor to ceiling double glazed windows and double entrance doors. Ceramic tiled floor. Under stairs cupboard housing new gas fired boiler for central heating and domestic hot water. Attractive railed staircase to first floor.

Luxury Shower Room 6'6" x 6'3" (1.98m x 1.91m)

New contemporary style white suite comprising large shower enclosure. Wash hand basin. Low level WC. Heated towel rail. Part tiled walls. Ceramic tiled floor. Extractor fan.

Large fully fitted Kitchen/Family Room 16'6" x 14'9" (5.03m x 4.50m)

New bone coloured units comprising floor cupboards with shelves, drawers and composite Quartz style worktop. Matching wall cupboards and central breakfast bar with matching worktop. Butler sink. Integrated Bosch oven with ceramic hob and cooker hood. Integrated dishwasher, washing machine and fridge/freezer. Under cupboard lighting. Contemporary style radiator. Ceramic tiled floor.

Attractive Lounge 14'9" x 11'6" (4.50m x 3.51m)

Two double glazed windows over-looking rear garden. Feature double glazed skylight. Radiator. New carpeting.

Bedroom Two/Garden Room 10'3" x 8'6" (3.12m x 2.59m)

Double aspect. Double glazed window and double French doors to garden. Radiator. New carpeting.

ON THE FIRST FLOOR

Bedroom One 12' x 10'3" (3.66m x 3.12m)

Double glazed window. Radiator. Three wall lights. Eaves cupboard.

EXTERNALLY

The property is approached by a private gravelled drive off Eyhorne Street culminating to a gravelled parking area suitable for two vehicles.

Gardens

The FRONT GARDEN is enclosed by a picket fence and is paved and gravelled with various shrubs. The SOUTH FACING REAR GARDEN measures approximately 70' x 50' and is fully enclosed by an attractive old mellowed brick wall and fencing, enjoying a high degree of seclusion, backing onto farmland and requires cultivation. There are several mature trees and an extensive pergola with a raised decked area. Outside water, lighting and power.

VIEWING

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

DIRECTIONS

From the Agent's Bearsted Office proceed towards Ashford and, after approximately 2 miles, bear left at the roundabout into Hollingbourne Village. Proceed into Eyhorne Street where Squirrel's Cottage is the first property on the right hand side opposite Coachman's Lodge.

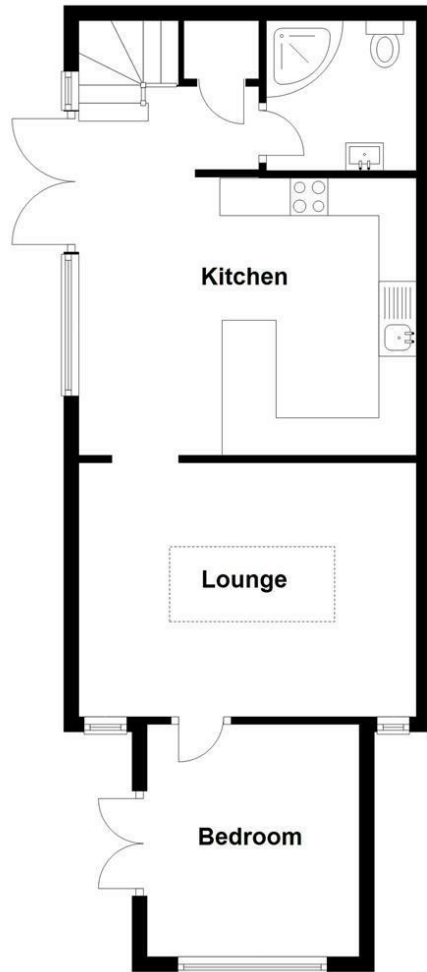
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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Ground Floor



First Floor

