

Athelstan Green, Hollingbourne, , ME17 1UX

Offers In Excess Of £700,000

Page & Wells

Issuing Office: BEARSTED
Tel: 01622 739574

** GUIDE PRICE £700,000 - £750,000 **A rarely available detached family home, beautifully positioned within the desirable Athelstan Green in Hollingbourne. This substantial residence boasts almost 2,400 sq ft of space in total and enjoys captivating views towards the North Downs whilst occupying a generous quarter-acre plot. The property presents an exceptional opportunity to enjoy space, privacy and village living.

The home has been thoughtfully updated, with the ground floor remodelled and modernised to create a fresh, contemporary feel. Improvements include a complete electrical rewire, full replastering throughout and a refreshed kitchen finished with elegant new quartz worktops. The living, dining and family areas have been tastefully redecorated, creating a stylish and welcoming environment ideal for both everyday living and entertaining. An entrance hall, convenient cloakroom and useful utility area accessed via the garage complete the ground-floor accommodation.

Upstairs, a spacious landing provides access to four well-proportioned double bedrooms and the family bathroom, offering comfortable and practical accommodation for family life.

The grounds are equally appealing, with mature gardens to the front and rear providing a private, established setting. The generous plot offers ample space for outdoor entertaining, gardening and family enjoyment, complemented by a driveway providing parking for multiple vehicles and the added convenience of an EV charging point. Combining generous proportions, significant recent work and an attractive North Downs setting, this distinctive home offers a "forever home" feel, in one of Hollingbourne's most sought-after locations.

Tenure: Freehold. Council Tax Band: G. EPC Rating: D.







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LOCATION
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:

Porch

Entrance Hallway

Sitting room

Dining room

Family room

Kitchen

Utility
Accessed within the double garage.

Cloakroom

FIRST FLOOR:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

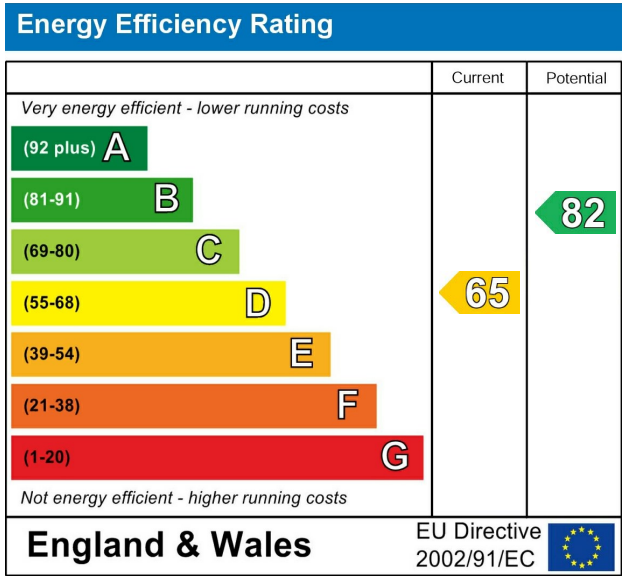
EXTERNALLY:

Large Front Garden

Double Garage

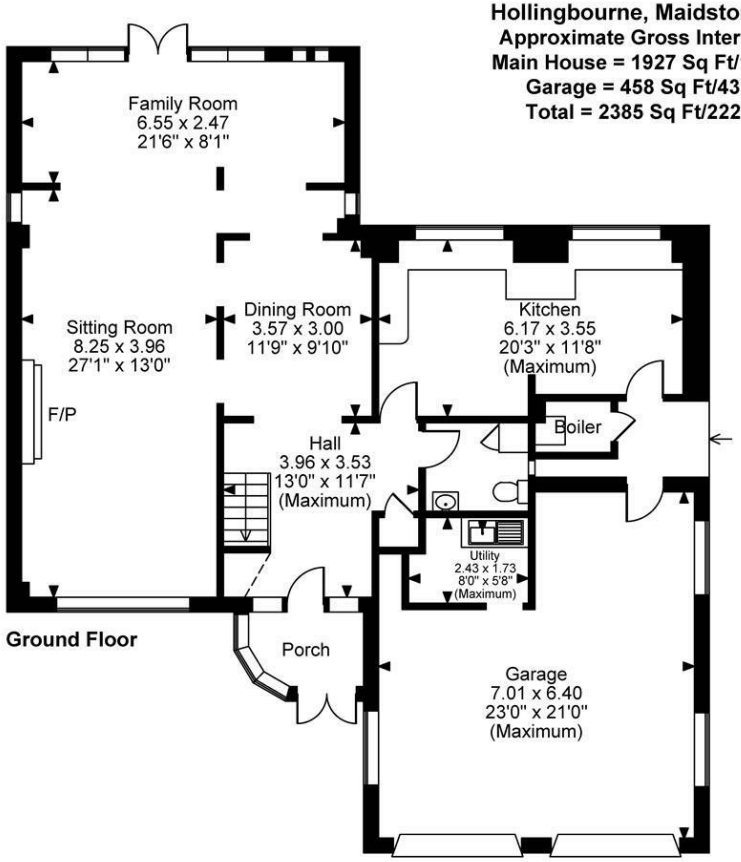
Rear Garden

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

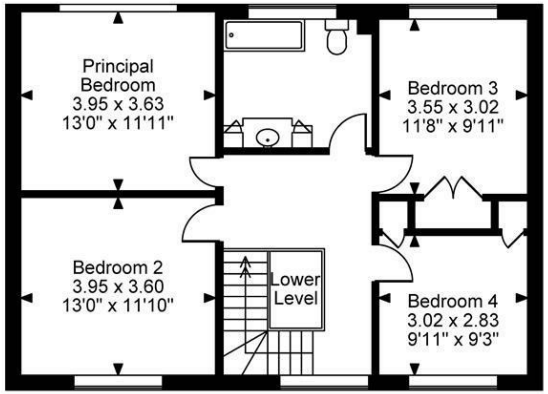


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Hollingbourne, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1927 Sq Ft/179 Sq M
Garage = 458 Sq Ft/43 Sq M
Total = 2385 Sq Ft/222 Sq M



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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