



1 Bank
Cottages,
Pilgrims Way,
Hollingbourne,
Maidstone,
Kent,
ME17 1UP

Guide Price
£350,000



WOODS
ESTATE AGENTS



Introducing a charming end-of-terrace cottage, built in the Georgian era and recently refurbished to a good standard throughout. This delightful two-bedroom, listed home is light, airy, and perfect for a first-time buyer or downsizer.

Situated in an elevated position along the Pilgrims Way in Hollingbourne, the property is conveniently positioned to enjoy long walks across the North Downs, finished with a gorgeous meal at one of the three pub restaurants located in the village. Benefitting from an allocated parking space, you are immediately welcomed by a good-sized front garden with an elegant, stepped entrance leading to the front door. Once inside, a lovely living room flows into the kitchen, providing space and flexibility. The beautiful original fireplace and sash windows add a touch of character to an otherwise modern finish. Moving through into the kitchen, the taupe shaker-style cabinetry provides a light, neutral feel and offers a separate fridge, freezer and plenty of storage options, alongside an oven and hob.

At the rear of the house, you will find a convenient utility lobby, perfect for all your white goods. In addition to an immaculate bathroom with shower over bath, finished in a cool grey tile.





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We have loved bringing life back into this home.

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Upstairs, there are two double bedrooms both carpeted and painted in a neutral colour. The bedroom at the rear of the property affords views of the extensive garden and benefits from another original fireplace and a handy cupboard. The bedroom at the front of the house is a good size and offers views of Hollingbourne and the countryside beyond. You can access the loft from this room, which has also been painted and carpeted and could be used as a home office or extra storage if needed.

The sizeable back garden can be easily accessed via the back door or round the side of the house. Divided into three sections, there are mature shrubs, a summer house, an elevated patio and grass area to be enjoyed. Whilst the property is located in a rural setting, good mobile phone signal is received at the property and it benefits from super-fast broadband. The property is supplied with mains electricity, gas, water & drainage. A central heating system has been installed as part of the renovation works.

Ideally located in the heart of Hollingbourne, there are three pub restaurants in the village, in addition to a community café at the station, Cardwell Pavillion community hub and playground, Hollingbourne Primary School, osteopath and barbers. Hollingbourne station is just a short walk away, where there are regular direct services to London and Ashford. A short drive takes you to the Junction 8 of the M20 motorway, which links to the M2, M26 & M25.



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It is a great location with so many walks and a lovely pub nearby.

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Need to know...

- Beautiful listed home in a rural setting
- Open-plan living room and kitchen
- 684 sqft of living space
- 2 double bedrooms
- Flexible loft space
- Substantial garden
- Allocated parking space
- Completely refurbished throughout
- New central heating system
- Charming original features
- Council Tax Band D
- Superfast broadband available

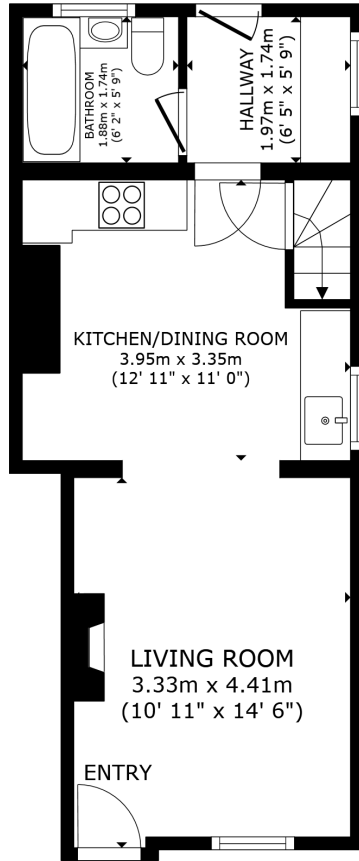




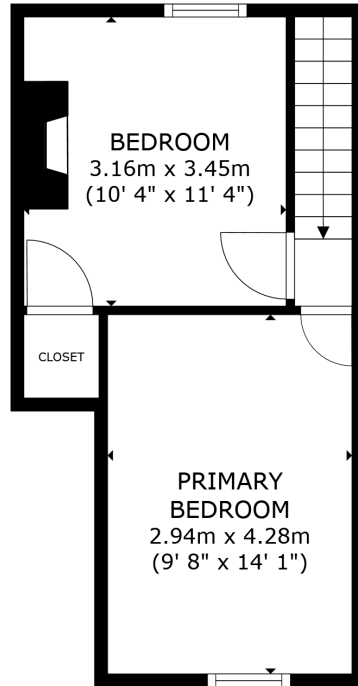
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The original fireplaces and windows are charming features.

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 35.9 m² (387 sq.ft.) FLOOR 2 27.6 m² (297 sq.ft.)
 TOTAL : 63.5 m² (684 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Interested?

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