



**OFFERS OVER: £495,000**  
**Colliers Hill, Mersham, TN25**



If you're looking for a family home where you can strike a balance of Countryside living but with the convenience of easy access to shops, schools and transport links then Colliers Hill should be your next port of call. Located on the outskirts of the village of Mersham this 4 Bedroom attached home has everything that a family could want and is set in a plot which is just under half an acre – so from the moment you pull up on the driveway you feel like you're in your own little world. The outside space is vast and completely private as it surrounded by trees and mature hedges. There is a detached Garage/Workshop here too and "The Bee House" a former Bee house which is now used as a Den or Garden Room. A large Patio Area joins the greenery to the house and is the perfect area for entertaining.

Internally the house is abundant in character with beams, curved walls and attractive lead lined windows – there are features here befitting its 1780 design and its more modern additions right up to its Wet room conveniently positioned alongside the 4th Bedroom. It's an ideal arrangement for an older relative as it offers independence and privacy away from the main flow of the house. The ground floor is divided into 3 main rooms from here. The Lounge and Dining Room are fabulous sizes, measuring 20'8 by 11'9 and 16'8 by 11'9 respectively and the Kitchen/Breakfast Room is also an excellent size offering fabulous potential for anyone that wanted to change the current breakfast bar arrangement or to use the space differently.

The first floor offers 3 Bedrooms all of which are doubles and benefit from Country views. There is a 4-piece Bathroom here too, and it is a Fabulous size, it leaves you wanting for nothing – there is even a Sauna!

The Master Bedroom is at the front of the house, so it has a great view across the land, it also has an area within the Bedroom which could be utilised as a walk in wardrobe, it currently is an open eaved area with a skylight window. The landing has a further staircase that leads to the attic room, which can be used for a multitude of purposes and has wonderful views to either side.

#### **Entrance Hall:**

**Kitchen/Breakfast room: 5.03m (16'6") x 4.34m (14'3")**

**Lounge: 6.30m (20'8") x 3.58m (11'9")**

**Dining Room: 5.08m (16'8") x 3.58m (11'9")**

**Study/Bedroom 4: 3.53m (11'7") x 2.62m (8'7")**

**Wet room: 2.18m (7'2") x 2.03m (6'8")**

#### **Landing:**

**Master Bedroom: 4.29m (14'1") x 3.78m (12'5")**

**Bedroom Two: 4.09m (13'5") x 3.48m (11'5")**

**Bedroom Three: 3.35m (11'0") x 3.28m (10'9")**

**Bathroom: 3.73m (12'3") x 3.58m (11'9")**

**Attic Room: 4.60m (15'1") x 2.18m (7'2")**

#### **Garden:**

#### **The Bee House:**

**Garage & Off Road Parking:**



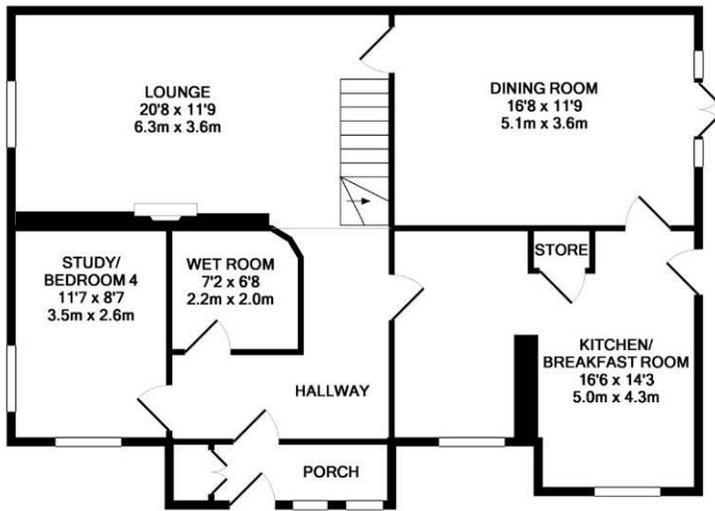
**The Oast, Evegat Business Park, Station Road, Ashford, TN25 6SX**

**info@bradley-bishop.co.uk**

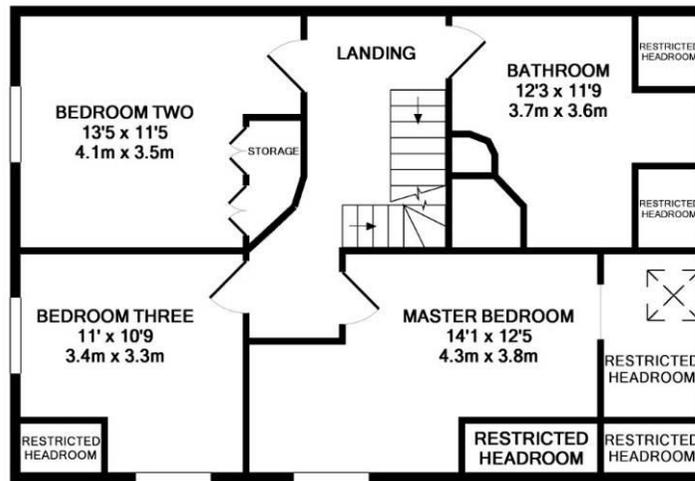
**01233 627161**

**www.bradley-bishop.co.uk**

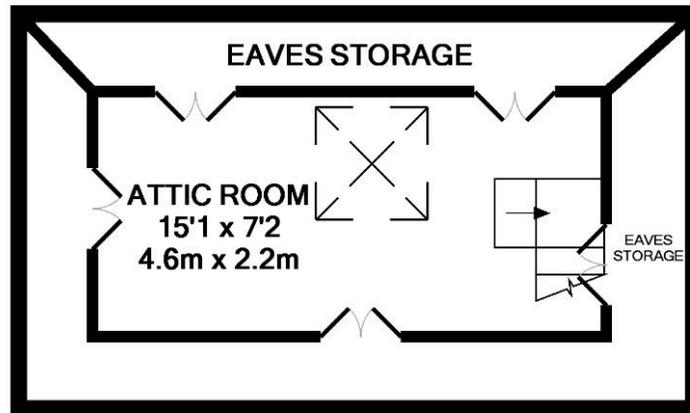
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



GROUND FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 725 SQ.FT.  
(67.4 SQ.M.)



ATTIC ROOM  
APPROX. FLOOR  
AREA 228 SQ.FT.  
(21.2 SQ.M.)



The Oast, Evesgate Business Park, Station Road, Ashford, TN25 6SX

info@bradley-bishop.co.uk

01233 627161

www.bradley-bishop.co.uk