



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Well Cottage, Hollingbourne Hill, Hollingbourne ME17 1QJ

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



Well Cottage, Hollingbourne Hill, Hollingbourne ME17 1QJ

- Enchanting Grade II Listed Attached Residence
- Period Features & High Ceilings
- Four Bedrooms & Three Bathrooms
- 1850 Sq.Ft Of Characterful Accommodation
- Kitchen Breakfast Room & Two Receptions
- Private Lawned Garden & Pretty Courtyard
- Idyllic Rural Village Location With Main Line Train Station
- Just Five Miles From The County Town Of Maidstone

SITUATION:

Well Cottage is situated high in the rolling Kent Downs National Landscape (formerly called the AONB).

The property offers a perfect balance of country living with excellent road and rail connections, with the County town of Maidstone just five miles away and Hollingbourne station offering convenient services to London Victoria and to St Pancras via Ashford International.

Within the surrounding countryside there are numerous public footpaths leading to the Woodland Trust's Hucking Estate, or down over the heathland and onwards along the Pilgrims Way.

Hollingbourne has a village hall hosting many community events, a village recreation ground with pavilion, several excellent local pubs, a cafe and a popular primary school.

Locally are Leeds Castle and Bearsted Golf Clubs, Bearsted & Thurnham Tennis Club, local riding venues and several fitness clubs.

Nearby is Leeds Castle, set within 500 acres of beautiful grounds and is popular with local young families, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

The nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar and private schools, Fremlin Walk Shopping Centre, three stations and a hospital.



DESCRIPTION:

An enchanting four-bedroom, Grade II Listed, attached Georgian residence, originally designed by Charles Beazley in 1798 as part of Hollingbourne House, it is idyllically set within a pretty courtyard shared with another period home and a modern-style barn.

Well Cottage offers approx. 1850 sq.ft. of characterful accommodation flourishing with period features, which include latch key doors, intricate architrave, exposed beams, period fireplaces and beautifully crafted sash windows. High ceilings and well-proportioned rooms create a great sense of space and light, whilst fine craftsmanship and elegant décor refine its heritage.

The property has been with the current owners for over twenty-five years. With a creative eye, they have sympathetically restored and renovated the cottage, ensuring a high level of maintenance and efficiency that includes significant work on the electrics, heating, roof, and windows.



A handsome front door is set beneath a Georgian canopy with decorative joinery and uniform corbels. The door opens into an entrance hall with a staircase to the first floor and a well-appointed cloakroom.

To the left is a formal dining room featuring a cast iron fireplace, while to the right of the entrance hall is a splendid sitting room with a built-in panelled window seat and a woodburning stove encompassed by a bespoke honey bath stone fireplace surround.

The kitchen breakfast room has been fitted with an array of hand-crafted units set around freestanding appliances and finished with hand-painted ceramic tiles. The tiled floor includes a large compass rose hatch providing access to a former water cistern, which offers the possibility of being utilized as a wine cellar.

From the kitchen, another door provides access to the garden, courtyard, and driveway. On the first floor, you will find four generously proportioned bedrooms and a

well-appointed family bathroom; two of the larger bedrooms each have luxury en-suite shower rooms.

OUTSIDE:

Well Cottage occupies unique and particularly beautiful grounds, featuring a private enclosed garden mainly laid to lawn with a patio area that offers plenty of space for alfresco dining.

The garden boasts mature hedging and established trees providing delicate shade, while raised beds at the front of the property offer a colourful welcome.

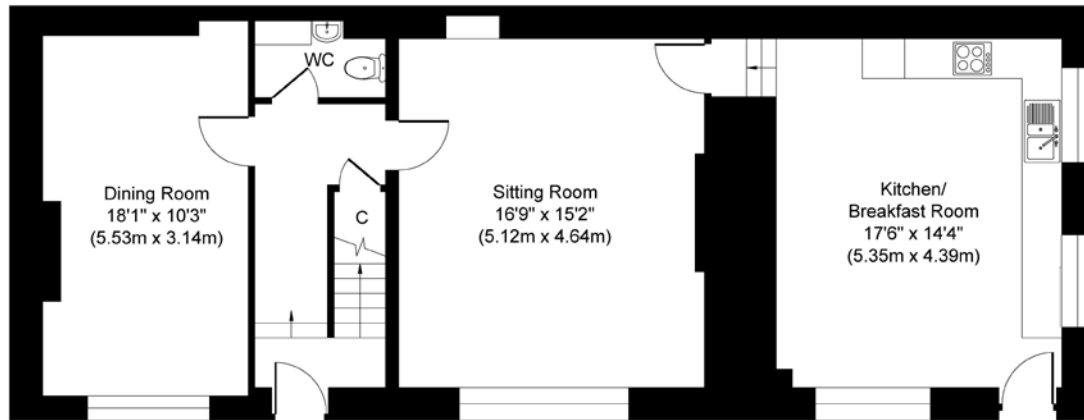
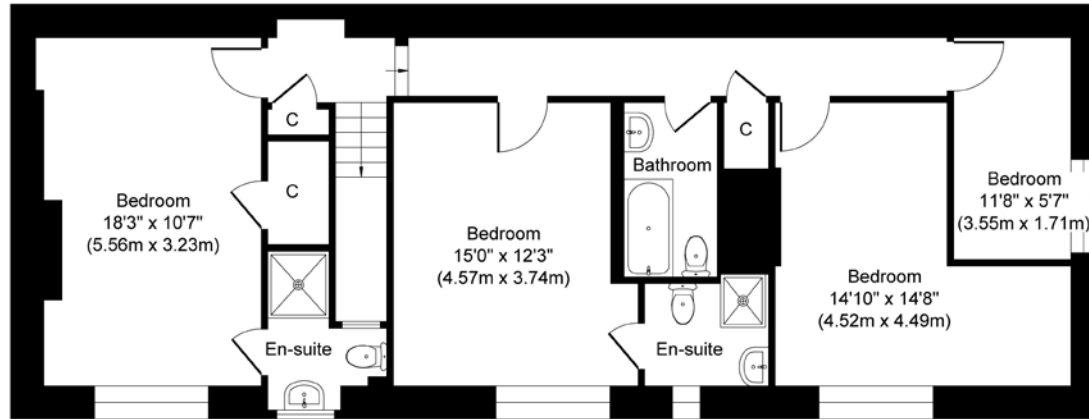
There is parking for two cars accessed via the shared driveway. The barn opposite is currently used as a studio; however, there are plans to convert the building into two sympathetically styled eco houses, architecturally designed to blend with their surroundings and maintain a similar facade to the current building.











TOTAL FLOOR AREA: 1851 sq. ft (172 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private Drainage & Oil Fuelled Heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

