



Well proportioned Edwardian house offering immense potential

Broad Street Hill, Hollingbourne, Maidstone, Kent, ME17 1QY

Guide Price £1,195,000 Freehold





Attractive Edwardian five bedroom house with gardens and paddock • Versatile accommodation offering potential to update • In excess of 4,000 sq ft of well proportioned accommodation • Garaging • Stable • In total approximately 1.95 acres • In an AONB at the foot of the North Downs • Hollingbourne village and station 1.3 miles

Local Information

The historic village of Hollingbourne lies about 1.3 miles to the east where there is an excellent pub, railway station, primary school, church and cricket ground. More extensive shopping can be found in Sittingbourne, Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2).

Rail services run from Hollingbourne to London Victoria in about 1 hour 12 mins, or trains to London St Pancras, Cannon Street, or Victoria can be found at Sittingbourne station (from 55 mins to 1 hr 10 mins). Ebbsfleet International (23 miles) has fast services to London St Pancras in about 20 mins. Ashford has a high speed train service to London St Pancras in about 37 minutes.

Like many parts of Kent there is an excellent selection of schools in the area. In the state sector there are grammar schools for boys and girls in Sittingbourne, Maidstone, Cranbrook and Tonbridge. Independent girls and boys schools in the private sector include Sutton Valence, King's Canterbury, Lorenden, St Edmunds and Tonbridge at junior and senior level.

There is easy access to the M20 (Junction 8) and M2 providing

links to Gatwick and Heathrow airport and other motorway networks.

About this property

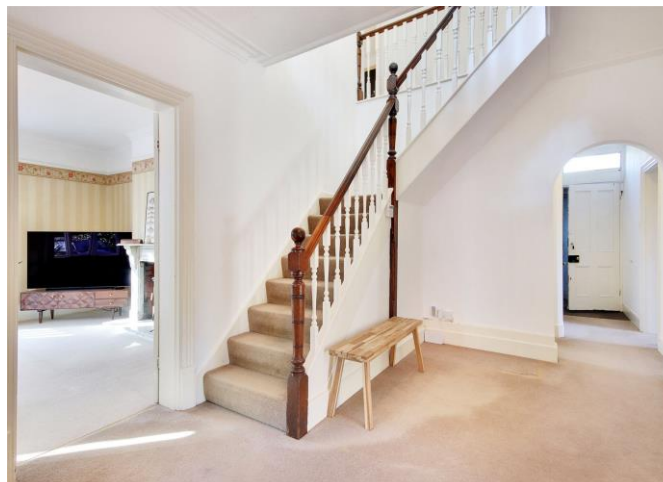
Pilgrims Croft is a handsome Edwardian home with garaging, stable, mature well established gardens and paddock in all amounting to 1.95 acres.

The light and airy internal accommodation which offers the potential for further updating, is arranged over three floors and retains many period features including high ceilings, picture rails and period fireplaces, one with a wood burning stove.

The main reception hall features a turned staircase rising to the first floor. Three well proportioned reception rooms comprise a sitting room with French doors leading out to a garden room and adjacent conservatory, a dual aspect dining room and a study with fitted shelving and cupboards.

The kitchen/ breakfast room has a range of fitted cupboards, a three oven Aga and various integral appliances. French doors open to the conservatory. Utility, boiler and cloakrooms complete the ground floor accommodation.

Over the first floor are five bedrooms, served by two bathrooms whilst the second floor



currently has five flexible storage rooms with potential for further bedroom accommodation.

To the front of the house there is a generous block paved drive leading to a large double garage with further storage space.

The attractive, well established gardens extend mainly to the south west of the house, with a paved terrace stretching away to expansive level lawns with shrubs and mature trees.

The L shaped paddock is fenced with a further small fenced area and a stable.

Tenure

Freehold

Local Authority

Maidstone Borough Council

Council Tax

Band = G

Services

Oil fired central heating, mains electricity and water. Private drainage.

Directions

From junction 8 of the M20 (Leeds Castle) take the second roundabout, turning left on to the B2163 signed to Hollingbourne. Drive through the village and proceed up the hill until you reach the Dirty Habit public house on your right and take the left turn opposite on to Pilgrims Way. Follow this for 1.3 miles and turn right into an unmarked small road which is Broad Street Hill. Pilgrims Croft is the second house on the left.

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook & East Kent Office. Telephone: +44 (0) 1580 720 161.



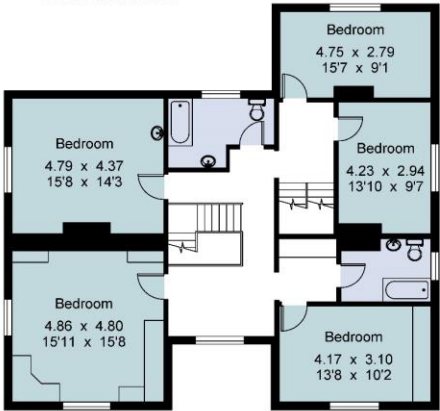
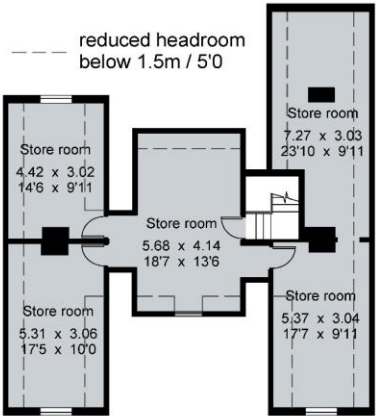
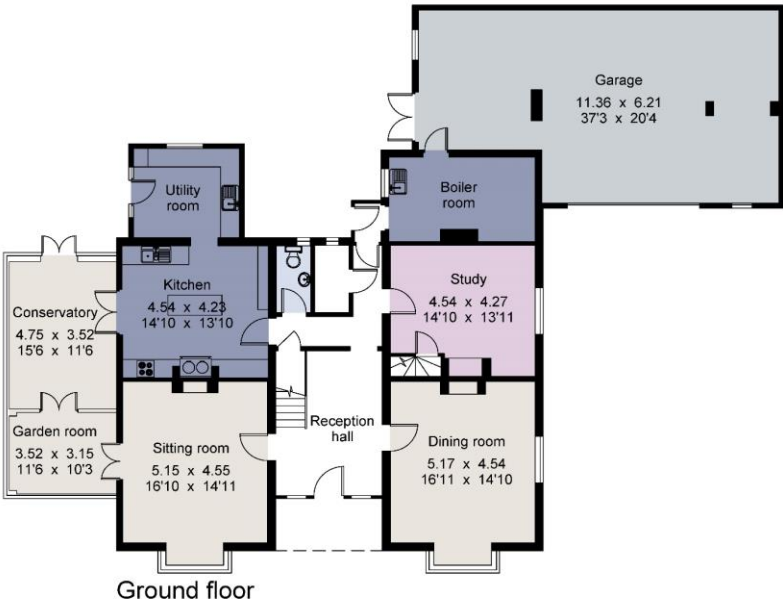


Broad Street Hill, Hollingbourne, Maidstone, Kent, ME17
Gross Internal Area 4323 sq ft, 401.6 m²

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Pilgrims Croft, Hollingbourne
Gross internal area (approx) 401.9 sq m/ 4323 sq ft
Garage 64.2 sq m/ 691 sq ft
Total 465.9 sq m/ 5014 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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