

Eastwood Road, Ulcombe, Maidstone, ME17

Approximate Area = 1742 sq ft / 161.8 sq m (excludes carport)  
Garage= 223 sq ft / 20.7 sq m  
Total = 1965 sq ft / 182.5 sq m  
For identification only - Not to scale



THE OLD COTTAGE

EASTWOOD ROAD

ULCOMBE

ME17 1EJ

OFFERS IN REGION OF £1,000,000

FREEHOLD

EPC REPORT: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). Produced for Simon Miller & Company. REF: 1277813



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE  
APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



PERIOD HOMES

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Set in this quiet rural village, this detached, Unlisted home has been lovingly maintained by the current owners to provide a beautiful, four bedroom home with a wealth of character throughout. With generous living space, the property offers mains drainage, electric gated access to large front gardens with garage and separate oak framed car port and to the rear, mature, established gardens extending to 170' overall, with swimming pool.

MATERIAL INFORMATION: Freehold

Council Tax Band: G EPC Report: E

Property Features
<ul style="list-style-type: none"> <li>• Detached Character Family Home</li> <li>• Four Bedrooms</li> <li>• Bathroom and Ground Floor Shower Room</li> <li>• Spacious Living room with Feature Fireplace</li> <li>• Dining Room and Spacious Kitchen</li> <li>• Large Mature Gardens with Swimming Pool &amp; Large 14ft Shed</li> <li>• Garage/Workshop and Separate Solid Oak Car Port</li> <li>• Rural Village Location</li> </ul>



As you enter, a generous reception hall with quarry tiles which flow into the kitchen to the rear, AGA and door to the garden, with a door from here leading to an inner hall, with cloakroom, quality wet room and onto the ground floor fourth bedroom. The dining room with inglenook fireplace leads from the hallway, with its timber beamed ceiling, brick fireplace and door leading into the kitchen. The bright and airy 21' lounge, to the other side of the hall, offers parquet flooring, timbered walls and ceiling and inglenook fireplace with an original bread oven, brick surround and featuring a working wood burning stove.

A turning staircase from the hall takes you to the spacious first floor landing, with room for a study area and onto the three further bedrooms, each with their own charm and character, all served by the luxurious family bathroom, with its feature claw foot roll top bath and twin vanity sink which overlooks the beautiful gardens and offers panoramic views over farmland beyond. Gated access leads to a large paved driveway, with ample parking and oak double cart barn beside with storage above, with the drive leading to a separate detached garage/workshop housing the oil fired boiler and a path to the front door with lawned gardens to both sides and screen hedge to front.

The rear gardens extend to 170' overall, with a large yorkstone paved terrace and steps from here up to the lawned gardens, with swimming pool beside and mature flower and shrub beds, vegetable beds, greenhouse and further 14ft square shed to the rear of the garden and a beautiful garden pod with heating and lighting and featuring Bluetooth connection, which is a wonderful space to entertain and enjoy the garden.

