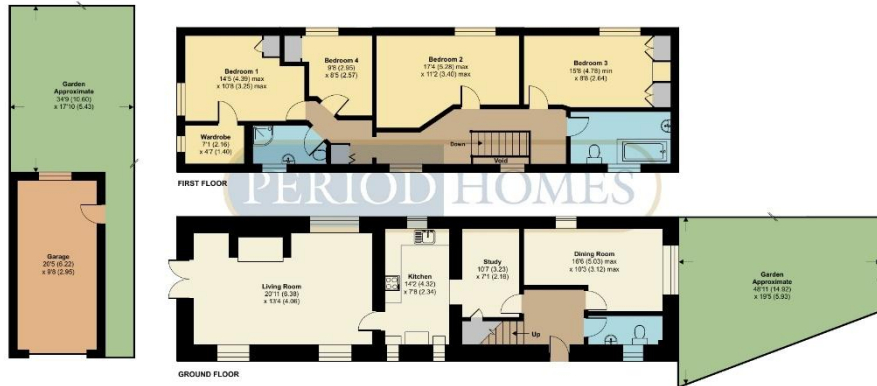


Eyhorne Street, Hollingbourne, Maidstone, ME17

Approximate Area = 1690 sq ft / 157 sq m  
 Garage = 198 sq ft / 18.3 sq m  
 Total = 1888 sq ft / 175.3 sq m  
 For identification only - Not to scale



# THE COACH HOUSE

62 EYHORNE STREET

HOLLINGBOURNE

ME17 1TS

GUIDE PRICE £600,000 - £650,000

FREEHOLD

EPC REPORT: D

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richiecom 2025. Produced for Simon Miller & Company. REF: 1327965



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.



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Located in the heart of this popular village is this detached, former coach house which benefits from being offered chain free. Offering generous accommodation, this unlisted family home offers a wealth of character throughout, including Inglenook fireplace in the sitting room with wood burning stove, exposed beams and a feature vaulted beamed ceilings to the first floor. With separate dining room, study, modern fitted kitchen and cloakroom to the ground floor, upstairs, the property offers four bedrooms, family bathroom and separate shower room.

**Property Features**

- Offered Chain Free
- Secluded Village Location
- Wealth of Character Throughout
- Four Bedrooms
- Family Bathroom, Shower Room and Ground Floor Cloakroom
- 20' Sitting Room
- Separate Dining Room and Study

Outside, the driveway leads to large, detached garage to the rear, with additional parking for two/three cars, with a secluded rear garden with paved patio and gravel seating area, mature tree with flower and shrub borders.

The thriving village of Hollingbourne has a wonderful mix of homes, both modern and period, with conservation areas and is served by popular local pubs, a village cafe and hairdressers as well as a popular local Primary School and village hall. Commuters are well served, with nearby Hollingbourne Mainline train station only a short walk away, offering regular services into London and the M20 motorway a few minutes away by car. The County Town of Maidstone is also within easy reach, offering a wide range of shopping, leisure and additional transport facilities.

MATERIAL INFORMATION, Freehold

Council Tax Band: F, EPC Report: D

