



**Price**  
**£620,000**

**Freehold**

4x  2x  4x 

**Holly Tree Cottage,  
Staple Street, Hernhill,  
Faversham, Kent, ME13**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

*Wards*

Helping you move forwards



## Main features

- **Pretty Grade II Listed cottage tucked away in delightful village setting**
- **Large plot with lovely views across paddocks and open countryside**
- **Suitable accommodation for 2 families**
- **Off road parking for numerous vehicles**
- **Perfect country retreat**

## Accommodation

### GROUND FLOOR

- Lounge: 12'1 x 11'7 (3.69m x 3.53m)
- Sitting Room: 12'0 x 11'8 (3.66m x 3.56m)
- Dining Room: 12'0 x 9'1 (3.66m x 2.77m)
- Family Room: 11'11 x 8'11 (3.63m x 2.72m)
- Kitchen : 14'4 x 7'1 (4.37m x 2.16m)
- Kitchen: 11'11 x 7'5 (3.63m x 2.26m)
- Garden Room: 13'3 x 9'2 (4.04m x 2.80m)
- Bathroom
- Shower Room

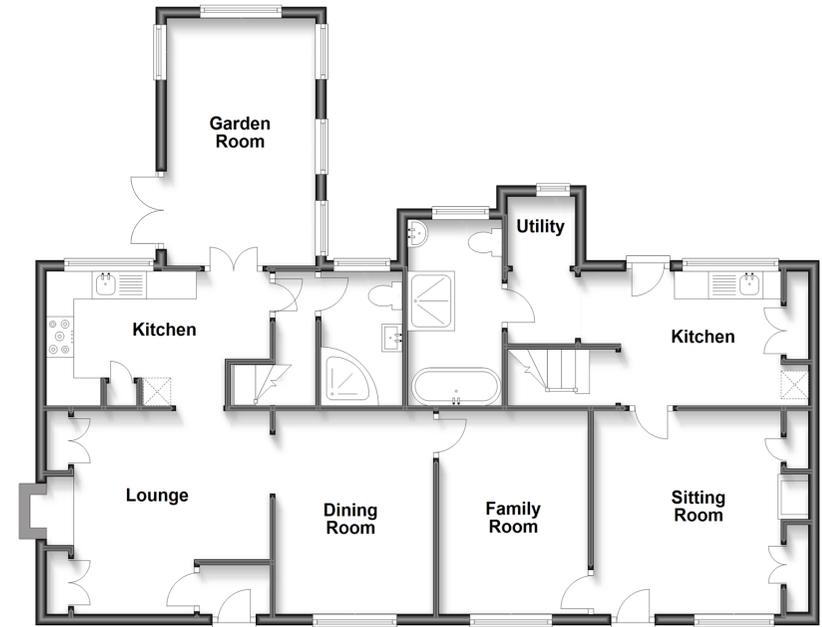
### FIRST FLOOR

- Landing
- Bedroom 1: 12'6 x 11'8 (3.81m x 3.56m)
- Bedroom 2 : 12'6 x 9'8 (3.81m x 2.95m)
- Bedroom 3: 12'5 x 11'8 (3.79m x 3.56m)
- Bedroom 4: 12'6 x 9'0 (3.81m x 2.75m)

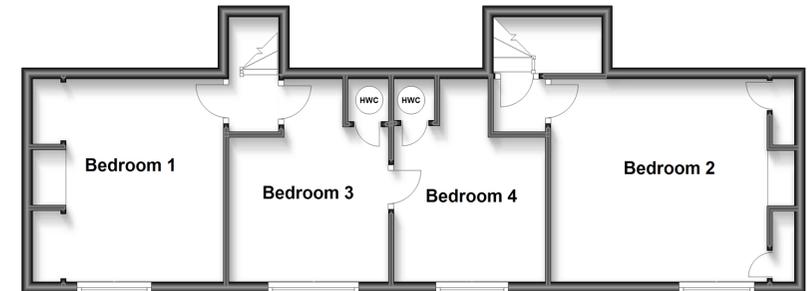
### OUTSIDE

- Large Rear Garden
- Parking for numerous vehicles

**Ground Floor**  
Approx. 102.3 sq. metres (1101.4 sq. feet)



**First Floor**  
Approx. 54.4 sq. metres (585.3 sq. feet)



**Call Faversham - 01795 535517 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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