



# Church Cottages

Butchers Hill | Shorne | DA12 3EF







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Guide Price £550,000-£575,000

Freehold

Situated in the heart of Shorne Village is this three bedroom semi-detached character house built around the late 18th Century with a mature rear garden. Must be viewed.

## Benefitting from:

- Total Square Footage: 1381 Sq. Ft.
- Main Living Room
- Kitchen/Breakfast Room
- D/Glazed Conservatory
- Set over 3 floors
- First Floor Bathroom
- Gas Central Heating
- South Facing Garden
- Many Original Features
- Viewing Recommended
- Council Tax: E
- EPC Rating: D





## Accommodation

**Entrance:** Entrance door into:-

**Lounge:** 4.75m x 4.52m (15'7" x 14'10") Two windows to front with shutters to remain. Window to side with shutter to remain. Exposed floorboards. Two double radiators. Feature brick fireplace housing wood burner.

**Kitchen/Breakfast Room:** 3.05m x 4.9m (10' x 16'1") Two windows to side. Fitted base units with roll top work surface over. Integrated freezer. Integrated dishwasher. Large inset Butler sink. Range cooker with tiled back splash and extractor fan over. Exposed floorboards. Beamed ceiling.

**Conservatory:** 2.74m x 4.7m (9' x 15'5") Double glazed window to side and rear. Radiator. Tiled flooring.

**Cellar Room:** 4.75m x 5.46m (15'7" x 17'11") Large cellar area access via garden. Supplied with power and light. Wall mounted boiler.

**First Floor Landing:** Window to side. Double glazed window to rear. Double radiator. Carpet. Staircase to second floor. Doors to:-

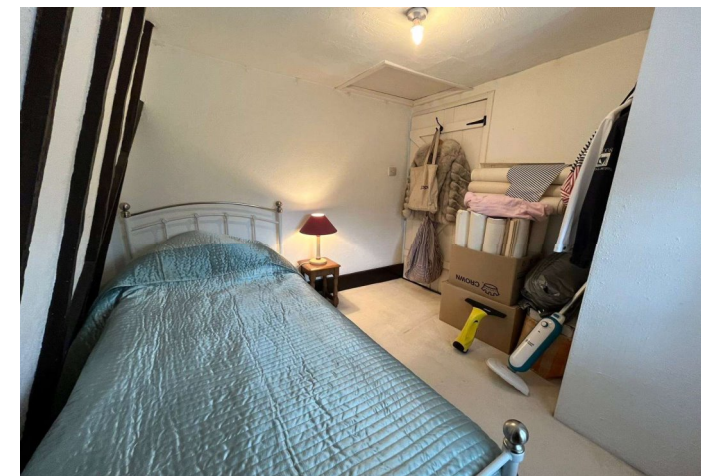
**Bedroom 1:** 2.87m x 5.46m (9'5" x 17'11") Window to front with shutters to remain. Exposed floorboards. Double radiator.

**Bathroom:** Frosted window to side with shutters to remain. Suite comprising panelled bath with mixer tap and shower attachment & independent shower with overhead spray. Pedestal wash hand basin. Low level w.c. Heated towel rail. Exposed floorboards.

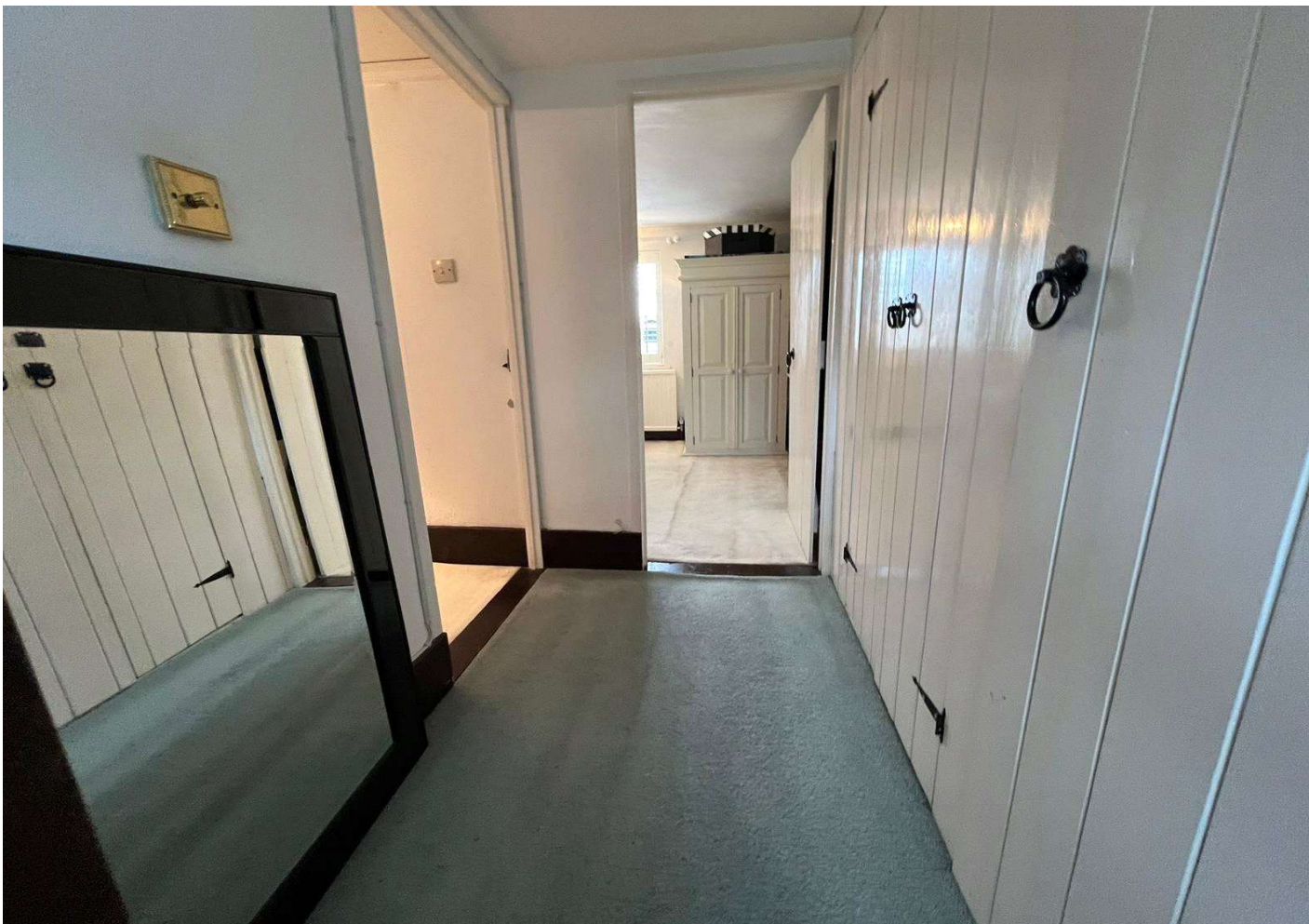
### Second Floor

**Bedroom 2:** 4.62m x 2.77m (15'2" x 9'1") Window to front with shutters to remain. Double radiator. Beamed walls. Textured ceiling.

**Bedroom 3:** 2.46m x 2.62m (8'1" x 8'7") Georgian style double glazed window to rear. Double radiator. Built-in cupboard. Carpet.







## Exterior

Rear Garden: Approx. 90ft: Pebbled and block paved patio to side. Out building with high flush w.c.. Mainly laid to lawn. Summerhouse to remain. Shed to remain. Mature trees and shrubs.

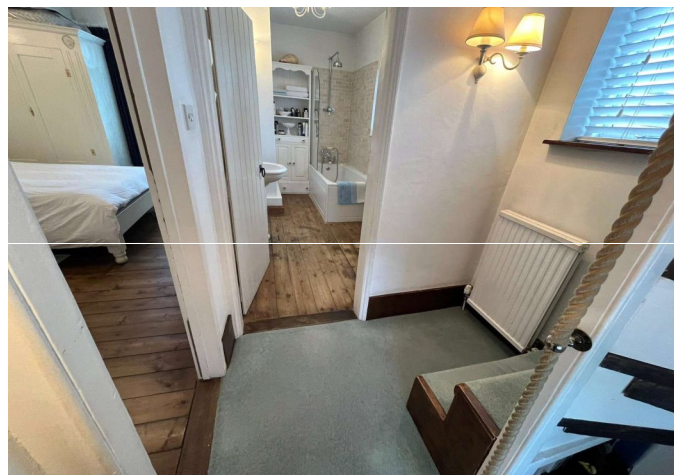
## Additional Information

Shorne is sought-after by families looking for that rural style of living and picturesque scenes of local country pubs and stunning walks within the Shorne Country park, as well as having great commuter links with the A2 being a short drive away.

A selection of schools for all ages consist of Shorne Village Pre-School, Thamesview School and Gad's Hill School which offers private education.

Council Tax - E

EPC Rating - D







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

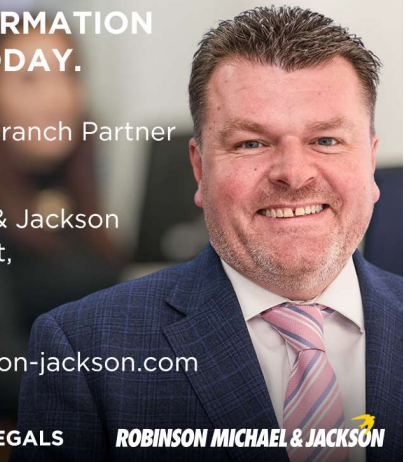
## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**



**Cellar**  
Area: 25.0 m<sup>2</sup> ... 270 ft<sup>2</sup>

**Ground Floor**  
Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>

**1st Floor**  
Area: 24.9 m<sup>2</sup> ... 268 ft<sup>2</sup>

**2nd Floor**  
Area: 24.8 m<sup>2</sup> ... 267 ft<sup>2</sup>

**Total Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only



