



**Pilgrims Way**  
Trottiscliffe ME19 5EW  
£1,395,000



**COUNTRY HOMES**

## Trottiscliffe ME19 5EW

Nestled in the picturesque rural village of Trottiscliffe, this stunning detached house on Pilgrims Way offers a perfect blend of rural charm and modern living. Built in 1930, the property boasts an impressive 3,088 square feet of living space, providing ample room for families or those who enjoy entertaining.

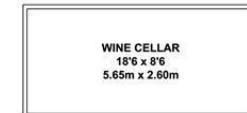
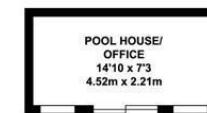
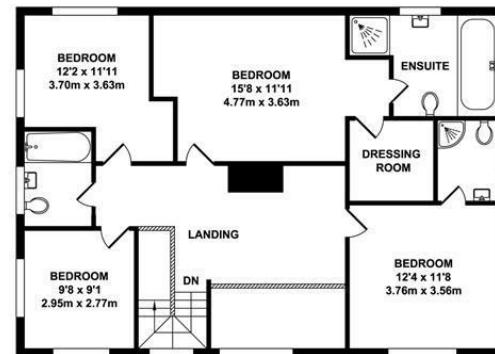
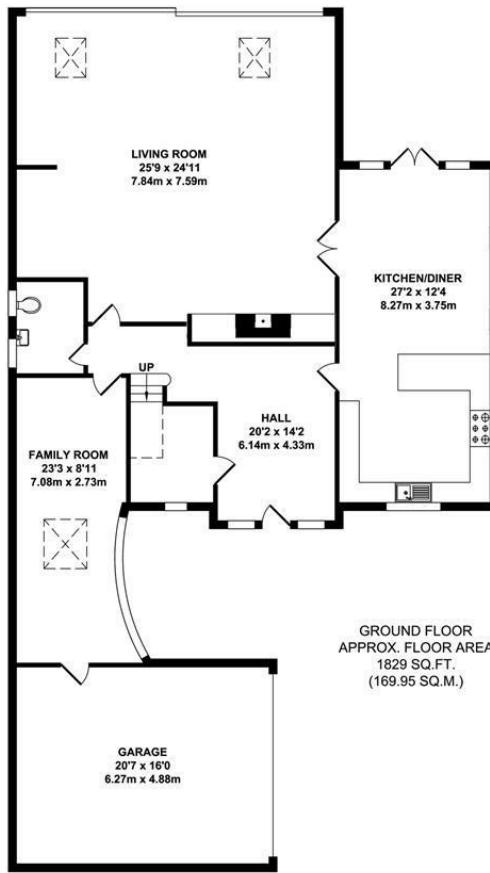
Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and social gatherings. The well-appointed kitchen is designed for functionality and style, making it a delightful space for culinary enthusiasts. With four generously sized bedrooms, including a master suite with an en-suite bathroom, this home ensures comfort and privacy for all family members.

The property features three bathrooms, thoughtfully designed to accommodate the needs of a busy household. Outside, the large rear garden is a true highlight, offering a serene escape with plenty of space for outdoor activities and gardening. The addition of a swimming pool and pool house enhances the outdoor experience, providing a perfect setting for summer gatherings and leisurely afternoons.

Set in a tranquil rural location, this home offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are seeking a family home or a retreat from the hustle and bustle of city life, this property on Pilgrims Way is a rare find that combines elegance, comfort, and a touch of luxury. Do not miss the opportunity to make this exceptional house your new home.

- Picturesque Village Location
- 4 Double Bedrooms
- Swimming Pool
- Gated Driveway
- Double Garage
- Large Rear Gardens
- Not overlooked
- Viewing Encouraged





APPROX. FLOOR AREA  
266 SQ.FT.  
(24.68 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3088 SQ.FT. (286.88 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D	77	
(39-54)	E		79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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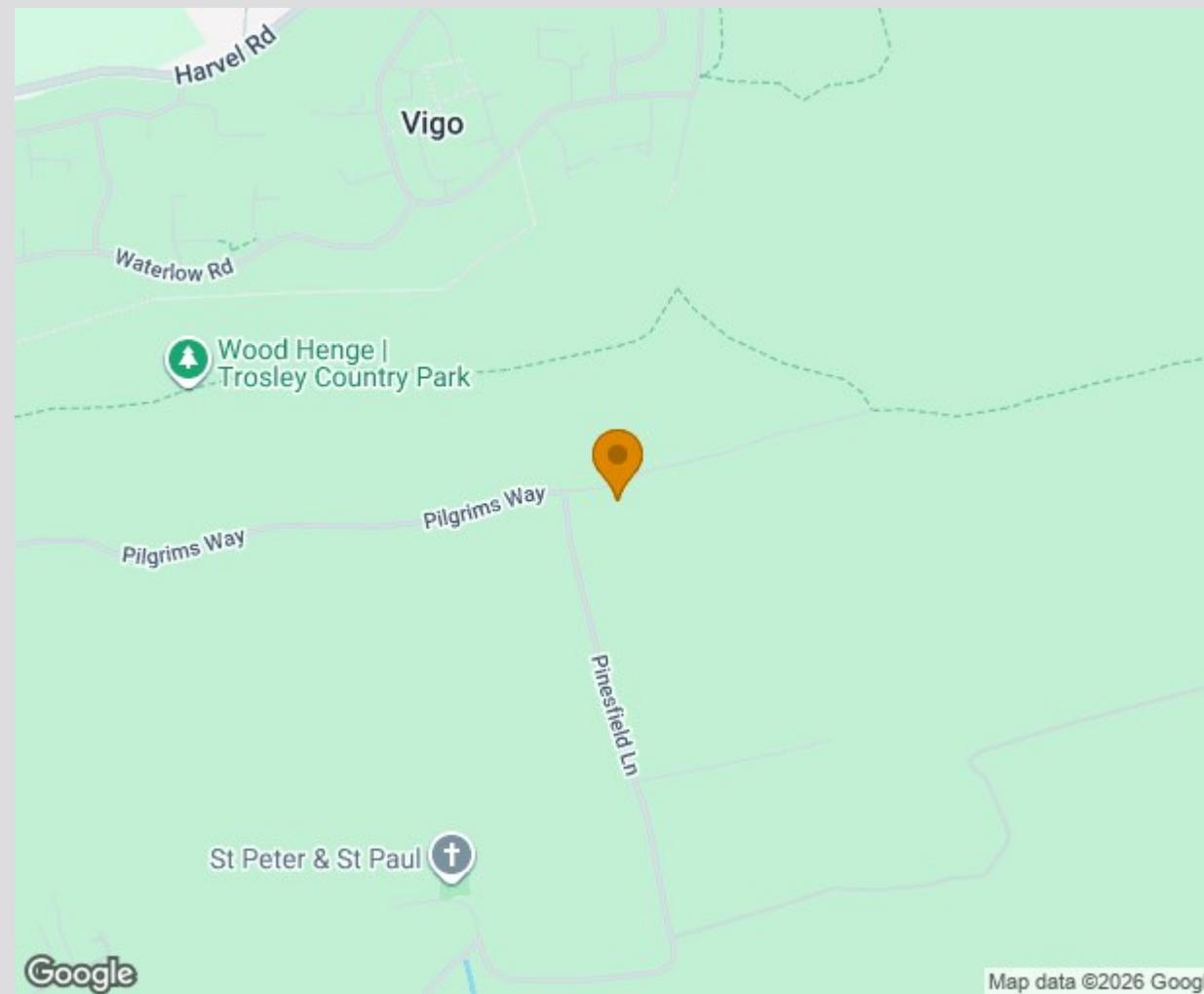
## Location Map

Tenure: Freehold

Council tax band: G

### Anti Money Laundering Charges

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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