



ESTATE AGENTS
ANDREW & CO

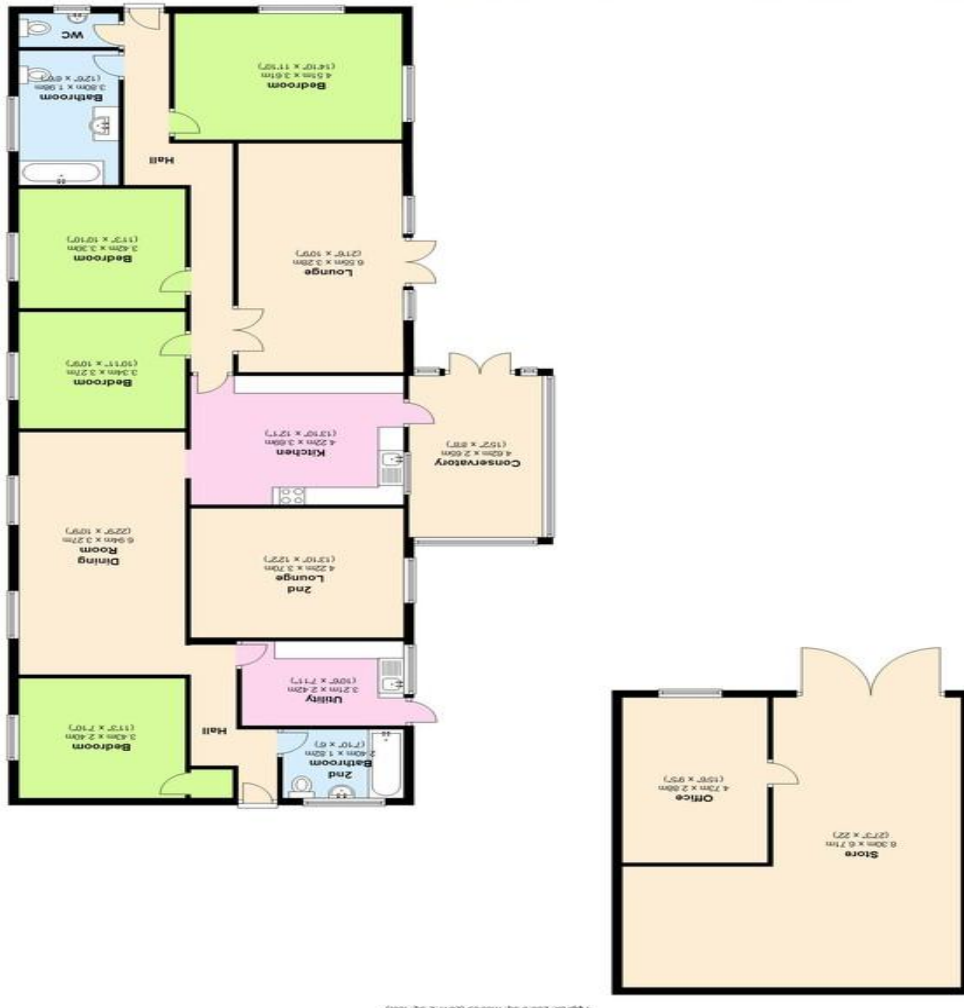
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.



Ground Floor
Approx. 206 sq. metres (2347 sq. feet)

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 and prospective purchaser. Plan produced using PlanUp.



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Warren Street Road
Ashford, TN27 0HJ
Guide Price £650,000



EPC Rating:
D



FULL DESCRIPTION

This is a fantastic opportunity to acquire a very spacious detached bungalow set against a backdrop of the North Downs. Deancot enjoys a fabulous rural location with many byways and hacking routes on your doorstep yet within close proximity to both Charing and Lenham village centres.

The property sits in just under four acres of garden and paddocks combined and would be ideal for those with horses or even those looking to redevelop the current property into something larger subject to the necessary planning consents. The bungalow has been extended over the years and now offers the possibility of a separate annexe style living accommodation to one end of the property which could be ideal for either moving in an elderly relative, visiting guests or even for teenage siblings.

There are a number of outbuildings including a barn/garage/workshop a stable block that is in need of some repair and a static home that the vendors tell us will also be staying. In our opinion the grounds and outbuildings offer numerous possibilities dependent on your wants needs and budget of course!

Nearby road links provide excellent access to the surrounding towns and villages of Faversham, Lenham, Charing and Ashford which offers access to the International Station providing 37 minute High Speed trains to London St Pancras and Eurostar services to the Continent. There is also the benefit of motorway links available via the A20 which is just a short drive away. The surrounding countryside provides a wealth of leisure pursuits and there is an excellent choice of both state and private schools in the locality if needed.

Set in just under 4 acres of grounds and situated in the popular area of rural Charing on the North Downs, this four bedroom bungalow could be ideal for either Equestrian use or further possible development subject to consent.

Homes such as this are rarely available on the open market so call us today to arrange your viewing and see for yourself how this wonderful bungalow and its fabulous setting could be the ideal move for you.

ROOM MEASUREMENTS:

- Living room: 21'06 x 10'9
- Kitchen Breakfast room: 13'10 x 12'1
- Dining room: 22'09 x 10'09
- Living room 2: 13'10 x 12'2
- Utility: 10'06 x 7'11
- Bedroom: 14'10 x 11'10
- Bedroom: 11'3 x 10'10
- Bedroom: 10'11 x 10'9
- Bedroom: 11'03 x 7'10
- Bathroom: 12'06 x 6'6
- Separate WC
- Bathroom 2: 7'10 x 6'
- Conservatory: 15'2 x 8'8

EXTERNALLY:

- Approx. Just Under 4 Acres of Grounds
- Stable Block
- Barn / Garage / :27'3 x 22'
- Office: 15'6 x 9'5
- Static Home

