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The Villages

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8 CLEVEDON COURT
CHALLOCK • KENT

8 CLEVEDON COURT · GREEN LANE · CHALLOCK

Price £389,000

Hall, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, 4 Bedrooms (1 En-Suite), Sealed Unit Double Glazing. Central Heating. Landscaped Gardens. Double Garage.

INTRODUCTION

No 8 Clevedon Court is one of 8 detached character properties completed approximately 12 years ago by Walker Homes. This pretty detached cottage style house boasts handsome tile hung, brick and part timbered elevations with leaded light double glazed windows. The property is in first class decorative order, located on the corner of this cul-de-sac and sitting within extremely pretty secluded landscaped gardens.

ACCOMMODATION

Ground Floor

Porch Panelled door to:

Hall Stairs to first floor with traditional turned banister rails. 2 wall light points. Large understairs cupboard. Glazed double doors to:

Sitting Room 15'6 x 13'1 Feature fireplace with exposed brick chimney breast, matching hearth and timber bressumer beam housing woodburning stove. 2 wall light points. French doors to rear garden.

Dining Room 11' x 10'6 Twin windows overlooking the front garden. Wall light point.

Study 11' x 9'3 Currently in use as secondary sitting room with twin windows overlooking the front garden.

Kitchen/Breakfast Room 11'3 x 11' Overlooking the rear garden with extensive range of base and wall units with limed wood panelled doors incorporating Neff ceramic hob with concealed extractor above, Neff double oven, 1½ bowl polycarbonate sink unit. Space and plumbing for appliances. Downlighters. Ample space for table and chairs. Panelled door to:

Utility Room Stable door to rear garden. Base unit with 1½ bowl stainless steel sink unit with mixer tap. Central heating boiler. Space and plumbing for washing machine.

Cloakroom W.C. and small wall mounted hand basin.

First Floor

Landing Large galleried area with tall window to front overlooking the garden. Airing cupboard. Panelled doors to:

Bedroom 1 14'1 x 11' max Overlooking the rear garden. Twin fitted wardrobes. Panelled door to:

En Suite Shower Room Enclosed shower cubicle with glazed door and antique style shower rose. Pedestal wash basin. W.C. Part tiled walls.

Bedroom 2 11' x 10'11 Twin windows overlooking the rear garden.

Bedroom 3 11'1 x 8'8 Twin windows overlooking the front garden. Fitted wardrobes to one wall.

Bedroom 4 11' x 8'1 Twin windows overlooking the front garden. Fitted cupboard.

Bathroom 7'6 plus door recess x 6'3 Traditional style suite with panelled bath with mixer/shower tap. Pedestal wash basin with shower/light point above. W.C. Part tiled walls.

GARDEN

The property is located within a corner plot with lawned garden to the front and a number of mature trees and shrubs. There is a driveway with parking for several vehicles leading to the **detached double garage** with twin up and over doors, light and power connected.

The rear garden is secluded with full height fencing to the boundaries and has been very prettily landscaped for ease of maintenance incorporating areas of lawn, paved terrace and meandering pathways. The principal garden also provides access to a children's play area with tree bark base for safety. Beyond the rustic archway and trellis bordering the main area of lawned garden is a slate pathway leading to a further area of lawn and providing access to an extremely pretty hexagonal gazebo. Also within this area are mature shrubberies and borders with a timber feature obelisk. Immediately adjacent to the side of the double garage is a small log store.

Also of note within this charming garden are the mature trees (including silver birch), stone water feature and a further seating area located beneath a pretty timber arch. The garden is considered to be low maintenance.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage (Biotech unit serving all of the properties within Clevedon Court and managed by the Clevedon Court Management Company).

POST CODE

TN25 4BW

DIRECTIONS

From Ashford proceed along the A251 to Challock. At the roundabout take the first exit (A252) towards the village and The Lees. Just beyond the turning for the village post office, turn right opposite The Lees into Green Lane and Clevedon Court is a short distance on the left. On turning into Clevedon Court No 8 is the first property on the right. Look out for our For Sale boards.

VIEWING

Strictly by appointment only.
(Reference V1056)

COUNCIL TAX

The current council tax banding for this property can be found at www.voa.gov.uk/cti/default.asp

HOBBS PARKER OPENING HOURS

Our office hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 4pm. When contacting us out of hours please send an email or leave an answer machine message and we will respond as soon as possible.

CONTACT

Telephone: **01233 506221** Fax: 01233 506299

Hobbs Parker Estate Agents LLP, Romney House,
Orbital Park, Ashford, Kent, TN24 0HB
Email: villages@hobbsparker.co.uk

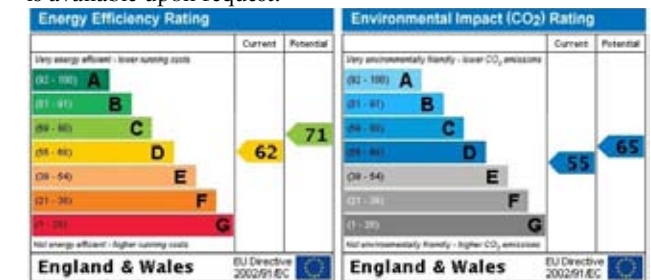
THE LONDON OFFICE

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ENERGY PERFORMANCE CERTIFICATE

The graphs below are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.



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CHALLOCK

Population: 1,000

Ashford: 6 miles

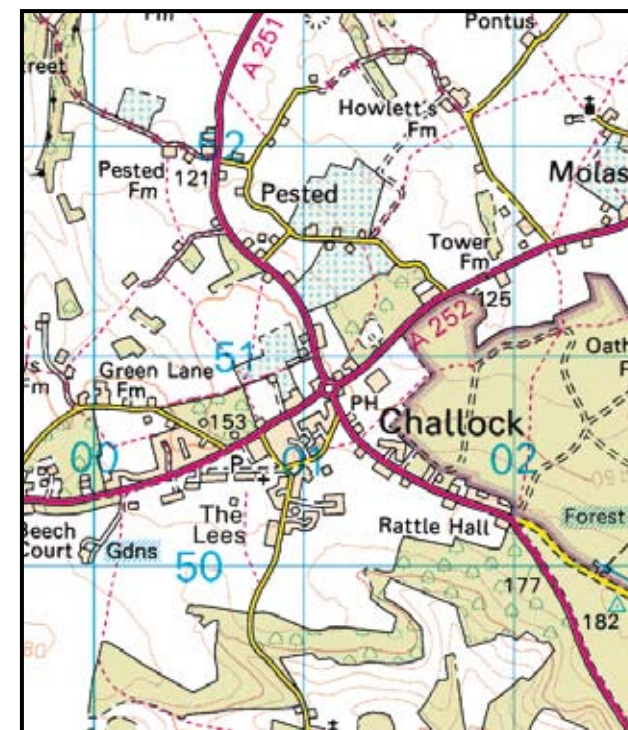
Primary School, Post Office/General Store, Farm Shop, Church with Sunday School, two Pubs & Village Hall.

The busy village of Challock sits on a hill and its name dates back to Saxon times and many of the wells that served the old village around the church can still be traced. The ancient church of St Cosmas and St Damian was built in the 13th century and boasts one of only two remaining candle beams in the country. Challock Lees is common land and was granted a charter by William I to be used as a race course in recent years. It has been the venue of the annual Challock Goose Fair, an entertaining and well supported village fete. It was voted Kent village of the year in 2004 in recognition of its community spirit.

Both friendly pubs in the village serve food and the village has a general store as well as a farm shop selling fresh, local produce.

Just a few of the many activities to be enjoyed in the village are Cricket Club, Football Club, Gliding Club, Roaring 20s Club, junior Tap Dancing, Youth Club, Drama Group, Dog Club, Folk Dancing, Badminton and Table Tennis.

Finally the village benefits from easy access to Ashford, Canterbury, Faversham and the A20 to Maidstone and M2/M20 to London.



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