



The Old House, Ashford Road, Bilsington,
Ashford TN25 7JT
Price £425,000

incorporating
Browns
colebrooksturrock.com





The Old House

Ashford Road, Bilsington, Ashford TN25 7JT

A pretty character Grade II Listed cottage exuding charm and elegance in a lovely central village location with private secluded gardens.

Situation

The property sits in an excellent location in the centre of this popular, sought after village. Bilsington offers an excellent range of local facilities with its 13th Century Church, very active village hall with many clubs and societies being well supported by the local population and encouraged by a pro-active Parish Council. The White Horse public house/restaurant comes highly recommended and with great on-line reviews. The neighbouring villages of Aldington, Mersham and Hamstreet, further cater well for one's every day needs including shops, primary schools and popular public houses/restaurants. Nestled on the edges of the Kent Downs and High Weald Areas of Outstanding Natural Beauty the surrounding countryside offers the best the Garden of England has; including a wealth of walks, bridle paths, cycle routes and places of interest on one's doorstep. The expanding business centre of Ashford is within easy driving distance providing, along with the Cathedral City of Canterbury and Channel Tunnel town of Folkestone, a wide range of shopping, recreational and educational facilities, including both Grammar Schools and Universities, together with high speed main line train services to London, with the travel time from Ashford to St Pancras being some 37 minutes. With the Eurostar and Eurotunnel services in the area, there is direct and easy access deep into Europe and beyond.

The Property

The Old House is a most charming period cottage thought to be, in the main, over 500 years old and was in part, over those years, an animal shelter and cattle shed; while later on the author of a local book resided there and wrote all about the cottage and indeed the village of Bilsington. This cottage really does encapsulate the quintessential village cottage, boasting some wonderful features to include an inglenook fireplace, smugglers step, exposed walls and wood floors. Whilst this is a

typical Kentish cottage, with some low beams, it does, however, offer deceptively spacious accommodation arranged over three floors. On the ground floor there is a custom built kitchen with modern wall and base units, carousel and deep pan drawers, integral washing machine, granite worktops, butler sink, handmade Delph tiles and a super Italian stone floor; a pretty sitting room with an impressive inglenook fireplace and beamed ceiling; a separate equally charming dining room also full of character plus a stylish bathroom beautifully presented with roll top bath, and corner shower cubicle. Upstairs are two double bedrooms both with lovely views to the front and one with a fireplace and cloakroom/wc. On the second floor is a large bedroom extending across the width of the property again with super rural views.

Outside

The pretty private gardens are accessed via a cobbled courtyard, owned by the neighbouring Knights Cottage. The lawned gardens are then located to the side of the property being fully enclosed with a paved area and a garden shed, plus the oil tank is also positioned here. An outside brick built room houses the oil fired boiler. Although there is no off road parking there is unrestricted on road parking immediately to the front of the property and the current vendors have stated that they have always managed to park adjacent to the property.

Services

Mains water, electricity and drainage connected, Oil fired central heating supplemented by multi fuel stove.

Local Authority

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.

Current Council Tax Band: D

EPC Rating: N/A as the property is Grade II Listed it is exempt from the requirement of an EPC



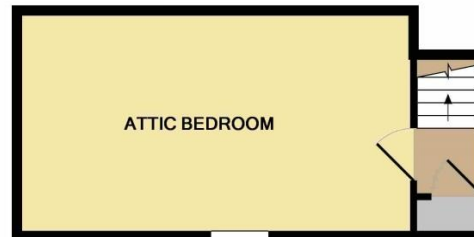
To view this property call Colebrook Sturrock on **01303 840422**



GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.3 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.
Made with Metropix ©2017



Sitting Room

Approx. 15' 4" x 11' 6" (4.67m x 3.50m)

Dining Room

Approx. 12' 4" x 10' 8" (3.76m x 3.25m)

Kitchen/Breakfast Room

Approx. 20' 10" x 8' 0" (6.35m x 2.44m) max.

Bathroom

Approx. 8' 0" x 7' 6" (2.44m x 2.28m)

Master Bedroom

Approx. 15' 4" x 11' 7" (4.67m x 3.53m)

Bedroom Two

Approx. 10' 3" x 8' 6" (3.12m x 2.59m)

Attic Bedroom

Approx. 18' 10" x 10' 3" (5.74m x 3.12m) with restricted head height in part

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: info@brownscountryproperty.co.uk



incorporating
Browns

colebrooksturrock.com



Also in: Hawkinge • Bridge • Saltwood • Sandwich • St. Margarets At Cliffe • Walmer • Minster