

SJM

Steven J Moore

EST 1992

ESTATE AGENTS

2 THE MALTHOUSES

CANTERBURY ROAD | EAST BRABOURNE | ASHFORD | KENT TN25 5LL



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'GRADE II LISTED BARN CONVERSION

SITUATED IN THE HEART OF THE COUNTRYSIDE'

ACCOMMODATION

GROUND FLOOR

- Entrance Hall • Cloakroom • Kitchen • Two Reception Rooms •

FIRST FLOOR

- Three bedrooms • Large Bathroom •

OUTSIDE

- Cart barn and two allocated parking spaces •
 - Good sized courtyard garden •

ACCOMMODATION

Occupying a fantastic location with fields to front and rear, this Grade II listed 3 bedroom cottage is deceptively spacious and when converted all of the character of the exposed brickwork and a wealth of beams were retained to create a home of enormous charm.

Approached over a gravel drive shared with four other similar properties, this cottage has its own very private enclosed mainly paved garden with raised borders. The accommodation includes entrance hall with cloakroom off, then entering into a really good sized kitchen. Beyond there are two beautifully beamed and generous reception rooms divided by vertical beams and open shelving.

The first floor provides three bedrooms, two with built in cupboards and a very large bathroom with double shower and plenty of space to install a freestanding bath if desired.

Outside beyond the garden there are two allocated parking spaces and an attractive cart barn with useful store and lighting.

LOCATION

The property is situated in the heart of Brabourne. The property offers the opportunity to live close to local village amenities, village store/post office, hairdressers and within a short walk of a reputable gastro pub 'The Five Bells'. Easy access to local public transport and two local village schools. Smeeth and Brabourne Lees have well established local village activities and groups and the nearby town of Ashford offers a wider range of supermarkets, leisure facilities, cinema/restaurant complex and designer shopping Outlet. Ashford International station provides the high speed rail link to St Pancras London in 37 mins. The popular coastal town of Hythe and the Cathedral City of Canterbury are also just a short distance away.

SERVICES : MAINS ELECTRICITY

COUNCIL TAX BAND E





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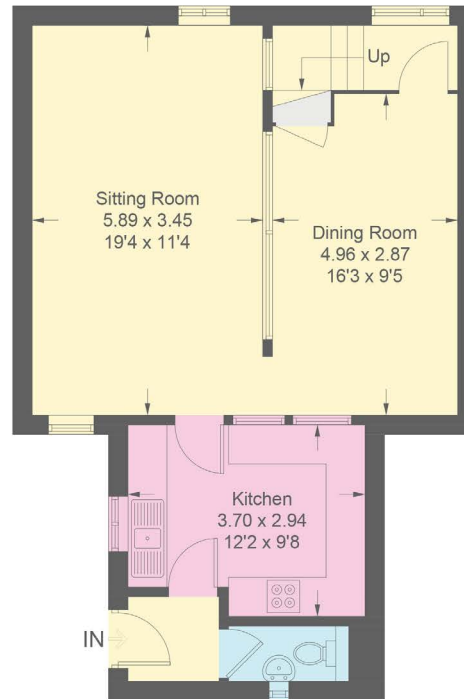
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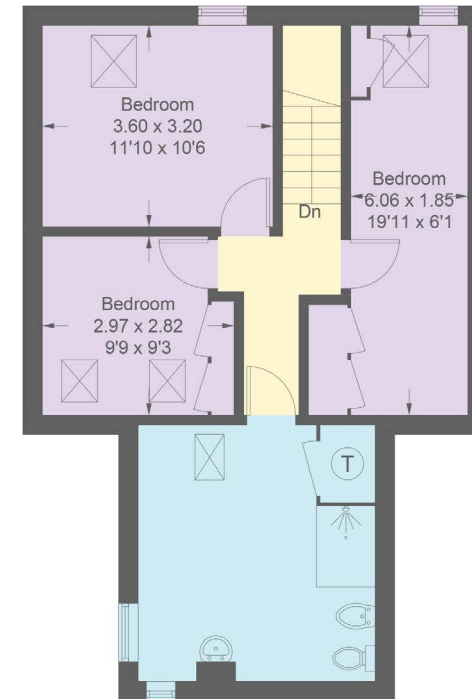


2 The Malthouses, East Brabourne, Ashford

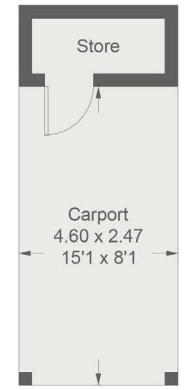


Ground Floor - 54.4 sq m / 585 sq ft

Approximate Gross Internal Area = 108.7 sq m / 1169 sq ft
(Excluding Carport)



First Floor - 54.3 sq m / 584 sq ft



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1067415)

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