



Chapel Row

Hothfield Ashford TN25 4LP

- Period Terraced Cottage
 - Three Bedrooms
- Fitted Kitchen & Separate Dining Room
 - Generous Front & Rear Gardens
- One In A Row Of Six Cottages
 - Large Living Room
- Bathroom & Separate Cloakroom
 - Gas Central Heating

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented three bedroom terraced cottage residence located in a rural setting approximately three miles outside of Ashford and close to Hothfield Heathlands Nature Reserve. One in a row of six cottages thought to date back to the late 1800s, the ground floor accommodation now comprises a front porch opening to a large living room, a dining room opening to the rear garden and a modern fitted kitchen, while upstairs you will find three bedrooms, a family bathroom and a separate cloakroom. The property also enjoys front and rear gardens. An early viewing comes highly recommended.

Located in the Parish of Hothfield, with Hothfield Common and Hothfield Heathlands Nature Reserve nearby, and approximately three miles outside the market town of Ashford which offers a wide array of amenities and shopping facilities including the McArthurGlen designer outlet complex. Ashford International train station offers high speed rail services to London St Pancras taking less than forty minutes. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Primary, secondary and grammar schools are also available in Ashford and the popular Homewood school and Sixth Form Centre is located in nearby Tenterden.

Ground Floor:

Front Porch 6'11 x 4'3

Approached via a right of way across the preceding four cottages, with an outside wall light, UPVC double glazed front door, frosted windows to both sides, vinyl flooring, glazed internal door to living room.

Living Room 25'2 x 11'10

With two front aspect UPVC double glazed windows looking onto garden, open tread staircase to first floor, feature paved fireplace, cupboard housing electrics, coved ceiling, wood effect laminate flooring, heating control panel, two radiators, opening and steps down to dining room.

Dining Room 9'5 x 7'4

With rear aspect double glazed window and sliding door to garden, coved ceiling, wood effect laminate flooring, glazed panel door to kitchen.

Kitchen 13'8 x 7'7

With rear aspect UPVC double glazed window looking onto garden, range of fitted cream Shaker style store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, inset four ring ceramic electric hob with extractor over, integral wine rack, high level fitted electric oven, wall-mounted Alpha gas-fired combination boiler, space for fridge/freezer and tumble dryer, space and plumbing for washing machine and dishwasher, tiled floor.

First Floor:

Split Level Landing

With doors to bedrooms, bathroom and cloakroom.

Bedroom 14'3 x 8'7

With front aspect UPVC double glazed window looking onto garden, fitted wardrobes to one wall with wooden bi-fold doors, hanging rails, fitted shelving and additional concealed storage cupboard, loft hatch, radiator.

Bedroom 11'11 x 10'9

With front aspect UPVC double glazed window looking onto garden, feature fireplace, radiator.

Bedroom 9'6 x 7'6

With rear aspect UPVC double glazed window looking onto garden, radiator.

Family Bathroom 9' x 7'7

With UPVC frosted double glazed window, corner bath with mixer tap, shower attachment and tiled splashback over, separate fully tiled shower cubicle with Triton electric shower, wash hand basin set onto shelf with tiled splashback and store cabinets under, WC, recessed shelved linen cupboard, vinyl flooring, radiator.

Cloakroom

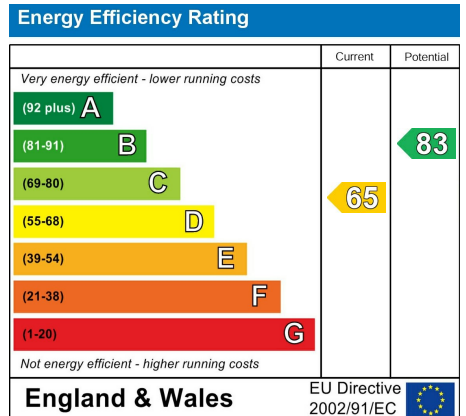
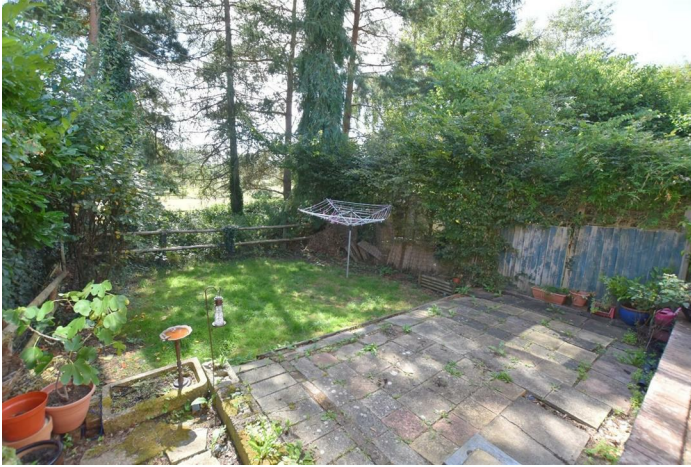
With UPVC frosted double glazed window, WC, corner wash hand basin, part-tiled walls, vinyl flooring.

Outside:

The property enjoys front and rear gardens. The generous front garden is mostly laid to lawn with shrub borders, a garden shed and greenhouse. and gated access to a shared pathway leading directly to the local service station on Ashford Road. There is also a shared side pathway with the neighbouring property. There is a gated right of way to the front and rear of the cottage. The rear garden is again laid to lawn; there is an outside tap and steps down to a paved terrace. The garden backs onto a wooded area looking through to a neighbouring paddock.



Local Authority Ashford Borough Council
Council Tax Band C
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.