







## HEYCROFT THE LEES, CHALLOCK, ASHFORD, KENT, TN25 4BP

£725,000

- **Idyllic Countryside Setting:** Nestled in the heart of the North Downs Area of Outstanding Natural Beauty, offering stunning landscapes and a tranquil environment.
- **Convenient London Access:** Less than an hour away from London St Pancras via high-speed trains from Ashford, providing easy access to the capital.
- **Charming Village Community:** Experience the warmth of a close-knit community in Challock, with picturesque views and a welcoming atmosphere.
- **Versatile Living Spaces:** Enjoy flexible living arrangements with a spacious family room or office space that could double as an annexe bedroom, complete with a wet room and potential kitchenette.
- **Modern Amenities with Traditional Charm:** The perfect blend of modern comfort and traditional aesthetics, with features like a centrepiece AGA in the open-plan kitchen and a log burner in the sitting room.
- **Scenic Views and Spacious Garden:** Wake up to views of 'The Lees' village green from the main bedroom and relax in the well screened rear garden.
- **Outdoor Recreation at Your Doorstep:** Nature enthusiasts will delight in the abundance of countryside walks, bike rides, and access to the renowned North Downs Way, along with amenities like King's Wood and the Challock Gliding Club nearby.
- **Fitness and Relaxation Facilities:** Unwind at Eastwell Manor's gym and Champneys spa, enjoy a round of golf at Faversham Golf Club, or participate in community activities like the village's cricket club.
- **Excellent Educational Opportunities:** Benefit from outstanding primary education within walking distance and access to reputable secondary schools in nearby Faversham and Ashford.















## ABOUT THIS HOME

Presenting a charming detached home tucked away at the end of a peaceful driveway, offering picturesque views of the Lees village green in Challock.

Inside, you'll find an inviting open-plan country-style kitchen featuring a centrepiece AGA, leading seamlessly to a cosy dining area and a comfortable sitting room with a log burner. The property also boasts a spacious garden room, a cloakroom, and a utility room.

Additionally, there's a versatile family room or office space that could double as an annexe bedroom, complete with a wet room and potential annexe kitchenette. Upstairs, the main bedroom offers views of 'The Lees' village green and comes with an en-suite bathroom. Three more bedrooms and a modern bathroom complete the upper level.

While the property has been extended in recent years, it retains its charm with traditional style brickwork and Kent peg tiles. Outside, a private driveway is accessed via impressive double gates. The rear garden is a good size and well screened from any neighbouring properties.

Conveniently located less than an hour from London St Pancras via high-speed trains from Ashford, yet surrounded by beautiful countryside in an Area of Outstanding Natural Beauty, this home offers the perfect blend of London commutability and a rural lifestyle.





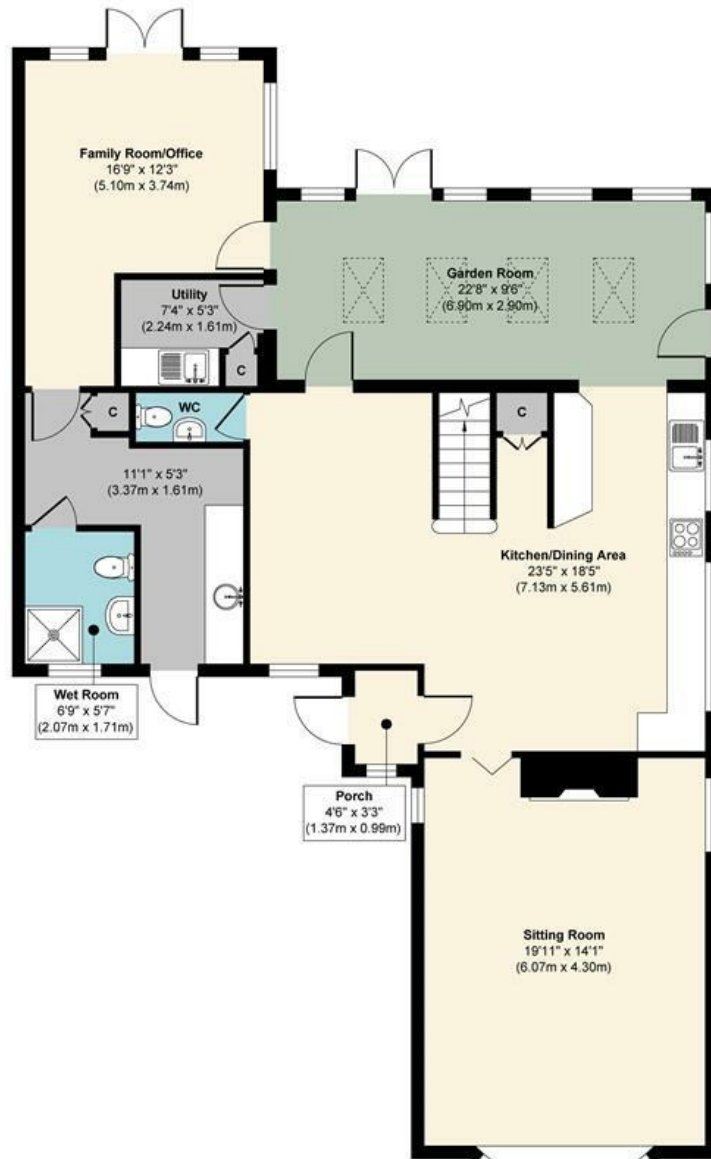












Ground Floor  
Approximate Floor Area  
1306 sq. ft  
(121.38 sq. m)



First Floor  
Approximate Floor Area  
1005 sq. ft  
(93.42 sq. m)

**Approx. Gross Internal Floor Area 2311 sq. ft / 214.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



# ABOUT THE AREA

Welcome to Challock Village, a picturesque countryside haven nestled in the heart of the North Downs Area of Outstanding Natural Beauty. Just under an hour away from the hustle and bustle of London, Challock offers a calm retreat with its charming community and stunning landscapes.

Situated between Faversham (8 miles) and Ashford (6 miles), residents enjoy easy access to shopping, restaurants, and secondary schools, including the outstanding Highworth Grammar School in Ashford.

Nature enthusiasts will find themselves in paradise in Challock. With countryside walks and bike rides right from your doorstep, including access to the renowned North Downs Way, outdoor adventures await. The 1450-acre King's Wood is a treasure trove of natural wonders, offering not only scenic trails but also amenities such as a children's play area, fishing spots, and horse riding routes for TROT members. For those with a passion for gliding, the Challock Gliding Club is just a 6-minute drive away, offering thrilling experiences in the skies.

Fitness and relaxation are easily accessible in Challock. Eastwell Manor, a mere 8-minute drive from the village, boasts a gym, Champneys spa, and a 9-hole golf course, perfect for unwinding after a long day. Alternatively, golf enthusiasts can tee off at the nearby Faversham Golf Club, just an 11-minute drive away, offering an 18-hole parkland course for a delightful round of golf. Sports enthusiasts can also partake in the village's cricket club, fostering a sense of strong community.

Families in Challock benefit from excellent educational facilities. The village's primary school, rated Outstanding in all areas in 2023, is conveniently located around 0.3 miles away, just a 7-minute walk. For secondary education, residents have access to reputable institutions in Faversham and Ashford, ensuring quality education for children of all ages.

Whether you're seeking a peaceful retreat amidst nature or a vibrant community with access to modern amenities, Challock Village offers the perfect blend of rural charm and convenience. Discover the beauty and tranquility of Challock and make it your idyllic countryside escape.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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