



Approximate Area = 1609 sq ft / 149.4 sq m  
 Double Garage = 293 sq ft / 27.2 sq m  
 Total = 1902 sq ft / 176.6 sq m  
 For identification only - Not to scale

**The Chantry, Headcorn, Ashford, TN27**

**GUIDE PRICE £800,000 - £850,000**

**EPC RATING: C**

**25 THE CHANTRY, HEADCORN, TN27 9TF**







Located in this quiet cul de sac, one of Headcorns' most popular developments and only a short walk from the centre of the village and railway station with direct links to London, is this rarely available detached family home. The spacious entrance hall leads to a guest cloakroom, generous lounge, kitchen/dining room and separate family room, while upstairs, the main bedroom offers built in wardrobes and a three piece en-suite shower room, with the further three bedrooms served by a four piece family bathroom.

With detached double garage beside and ample off street parking in front, there are mature shrub beds to the front and side and gated access to the to the south westerly facing rear gardens, which wrap around the house offering a large terraced area with mature planting and secluded lawned area.

The Chantry is a small, bespoke development located just off Grigg Lane, within close walking distance of the centre of the village, with its wide range of independent shops, cafes and pubs, Post Office, Sainsbury's Local and Costa Coffee as well as mainline train station with regular direct services into London. The village also offers a well regarded Primary School, playground and recreation ground by the village hall.

**MATERIAL INFORMATION**  
**Freehold**  
**Council Tax Band (F)**  
**EPC Report (C)**  
**Broadband: Superfast & Standard**



- END OF QUIET CUL DE SAC WITH NO THROUGH TRAFFIC
- CLOSE TO TRAIN STATION, VILLAGE SHOPS, PRIMARY SCHOOL & NURSERY
- DETACHED BRICK BUILT GARAGE AND EXTENSIVE ADDITIONAL PARKING
- PROFESSIONALLY LANDSCAPED SOUTH FACING GARDEN WITH INDIAN SANDSTONE PAVING AND TIMBERED RAISED BEDS
- UNDERFLOOR HEATING IN BOTH 1<sup>ST</sup> FLOOR BATHROOMS

- VERY LARGE KITCHEN WITH CONTINUOUS 19FT RUN OF GRANIT WORK SPACE(28FT IN TOTAL)
- AMTICO TEAK DESIGN FLOORING ON GROUND FLOOR
- SOLID BRAZILLIAN SLATE FIREPLACE IN LOUNGE
- WIRED FOR TV, PHONE, MUSIC, COMPUTER DISTRIBUTION TO ALL ROOMS

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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