

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1106618

Denotes restricted head height



Pluckley Road, Ashford, TN27

ASKING PRICE £550,000

EPC RATING: F

LITTLE JUBILEE, PLUCKLEY ROAD, TN27 8ND





Set along a private drive is this 3/4 bedroom detached family home. With generous, flexible ground floor accommodation, including kitchen/dining room, triple aspect lounge with wood burning stove and patio doors to the rear, cloakroom and a family room/ bedroom 4 with further patio doors to the garden. A split level landing takes you to the first floor, with three good sized bedrooms and a three piece shower room. Outside, there is parking for two cars in front of the detached single garage beside the house, with mature wrap around gardens, mainly laid to lawn, with mature shrubs and beech hedge to the front.

Within easy reach of the centre of this historic village, Smarden offers a Church, village hall, well regarded Primary School, park, village shop and butcher's as well as three popular pubs. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline train services with direct access into London Charing Cross.

MATERIAL INFORMATION

**Freehold
Council Tax Band: F
EPC Report:
Broadband: Standard & Superfast**



- **DETACHED THREE/FOUR BEDROOM HOME**
- **SPACIOUS FLEXIBLE GROUND FLOOR ACCOMMODATION**
- **KITCHEN/DINING ROOM**

- **DOWNSTAIRS CLOAKROOM**
- **GARAGE AND OWN DRIVEWAY**
- **SECLUDED RURAL VILLAGE LOCATION**

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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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