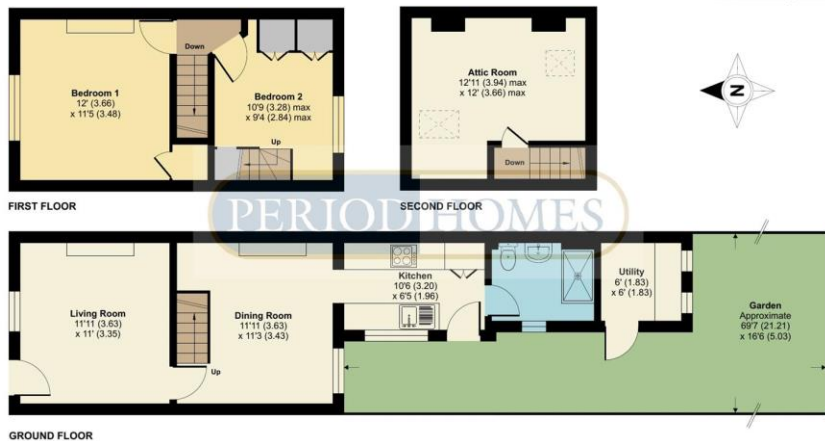


Moat Road, Headcorn, Ashford, TN27

Approximate Area = 837 sq ft / 77.7 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 872 sq ft / 81 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential), 6th edition 2014. Produced for Simon Miller & Company. REF: 1121298

6 MOAT ROAD

HEADCORN

ASHFORD

TN27 9NT

ASKING PRICE £325,000

FREEHOLD

EPC REPORT: TBC



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

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 for 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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This attractive weather boarded Victorian Cottage, located almost in the heart of the village, offers deceptive accommodation, set out over three floors. You enter the lounge, with its attractive brick fireplace with wood burning stove and from here, a doorway takes you into the dining room, again with feature brick fireplace and window to rear with a staircase rising to the first floor. A feature brick topped arch from the dining room takes you into the modern fitted kitchen, with window to side and a door to the garden and beyond, a very well appointed three piece shower room. The first floor landing leads to the main bedroom to the front with cast iron feature fireplace, and to the rear, the second bedroom, with built in cupboards and turning staircase to the top floor attic room, with feature exposed brick chimney breasts and dual aspect windows.

- Property Features**
- Attractive Victorian Terraced Cottage
 - Two Bedrooms Plus Study/Dressing Room
 - Downstairs Shower Room
 - Two Reception Rooms
 - Double Glazing Throughout
 - Gas Central Heating
 - Character Features
 - 70' South Facing Garden
 - Close To All Village Amenities

Outside, there is a small paved garden to the front with brick path to the front door, surrounded by the quintessential white picket fence and to the rear, a low maintenance south facing rear garden, approx 70' overall, with paved terrace, large storage shed beside and steps up to the main garden with artificial grass area leading to the gravel area to the rear and further timber storage shed.

Moat Road is a popular turning moments away from Headcorn High Street, which offers a mix of independent shops, cafes and restaurants, Post Office, Sainsbury's Local, Costa Coffee, popular pubs and the Tap Room as well as being within easy walking distance of the mainline train station for the commuter, with regular services into London Charing Cross and Cannon Street stations. With countryside walks right on your doorstep, the historic and beautiful 900 year old Headcorn Parish Church is behind the property, leading to a community green and the village halls behind. MATERIAL INFORMATION: Freehold

Council Tax Band: C

EPC Report: D

Broadband: Standard & Superfast

