



Beechside Pilgrims Way, Charing, Ashford, TN27 0DR
Guide Price £800,000



** GUIDE PRICE: £800,000 - £850,000 **

This exceptional 5 bedroom detached residence situated within a c1.1 acre plot, spans nearly 2,250 sq ft internally and boasts incredible south facing views from the secluded infinity garden which is alongside a vineyard and farmers field in an Area of Outstanding Natural Beauty.

The property is approached via a sweeping driveway with electric gates, providing extensive off-road parking for multiple vehicles, along with a large brick built double garage complete with WC and studio/office above.

Upon entering the house, you are welcomed by a large entrance hall leading to the spacious contemporary kitchen/breakfast room, pantry, utility and shower room. Additionally, on the ground floor you will find a lounge, dining room, and sitting room with large sliding doors leading to a huge patio seating area, benefitting from the incredible south facing views. Upstairs, the property features 5 inviting bedrooms, alongside a sizeable modern family bathroom equipped with twin hand basins, a large walk-in shower, and a separate bath.

Noteworthy conveniences include an electric gate entry system, oil-fired central heating managed by the Hive system, a private borehole, and a wastewater facility.

Outside, the gardens afford stunning vistas of fields, vineyards, and the countryside, with the expansive patio featuring an elegant fountain offering ample space for entertaining family and friends. A further oversized single garage with inspection pit, summerhouse, shed and greenhouse are also found on the boundary. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



LOCATION

Charing is a charming village with a rich history, and historic buildings, whilst offering excellent connectivity to Ashford, London, and beyond through the nearby road network and a mainline railway station in the village. The well-equipped High Street offers various amenities and there are a range of local dining options, from family-friendly pubs to traditional inns. Residents benefit from a well-regarded primary school and outdoor enthusiasts will appreciate the nearby sports clubs, as well as opportunities for walking, running, cycling, and horse riding.

ACCOMMODATION

On the Ground Floor:

Entrance Hall

Sitting Room

Dining Room

Lounge

Kitchen/Breakfast Room

Pantry

Shower Room/Utility

On the First Floor:

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5/Study

Family Bathroom

EXTERNALLY

Gated Driveway

Double Garage

Studio

Single Garage

Summerhouse

Garden Store


Greenhouse

VIEWING

Viewing is highly recommended by the sole agents. Strictly by arrangement with the Agent's Bearsted

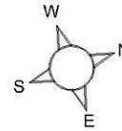
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Pilgrims Way Charing, Ashford
Approximate Gross Internal Area
Main House = 2243 Sq Ft/208 Sq M
Garage & Garage Building= 1004 Sq Ft/93 Sq M
Summer House & Pump House = 180 Sq Ft/17 Sq M
Greenhouse & Shed = 205 Sq Ft/19 Sq M
Total = 3632 Sq Ft/337 Sq M
 Quoted Area Excludes 'External Lean to Log Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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