



**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

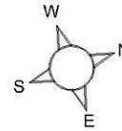
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## Energy Efficiency Rating

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