







### **BOUGHTON COTTAGE, MILL LANE, KENT, TN27 8NN**

A stunning, individual, detached new home by LMC Homes providing four/five bedroom, two bathroom, approximately 3,464 sq ft / 321.8 sq m (including double garage) of beautifully presented family accommodation arranged over two floors, detached double garage and ample parking, all complemented by a southerly aspect rear garden with large patio and grounds extending to approximately 0.30 of an acre, enjoying countryside views, set on a semi-rural country lane in the popular Kentish village of Smarden.

## GUIDE PRICE £1,050,000 FREEHOLD





#### **DIRECTIONS**

Using WHAT3WORDS; parkway.shady.inspected



#### **DESCRIPTION**

- Approximately 3,464 sq ft / 321.8 sq m including detached double garage
- Underfloor heating to ground and first floors
- Air sourced heating
- Four bedrooms (main bedroom with en suite shower room)
- Separate family bathroom
- Grand entrance hallway with glazed walls providing natural light
- Triple aspect sitting room with bi fold doors and space for log burning stove
- Study/snug room and cloakroom WC
- Separate dining room
- Kitchen/breakfast/family room with bi fold doors and space for log burning stove. Shaker style kitchen with island and Quartz worktop and splash back, wine cooler, oven, microwave, induction hob, fridge freezer and dishwasher
- Utility room with space for washing machine and dryer









#### **GARDENS & GROUNDS**

A gated resin bound driveway leads to parking for multiple vehicles with a separate, detached double garage with electric door.

The southerly aspect rear garden is a fine feature, laid mainly to lawn. Abutting the rear and side elevations is a substantial patio for those all important family and friend get togethers. The whole measures approximately 0.30 of an acre in total.

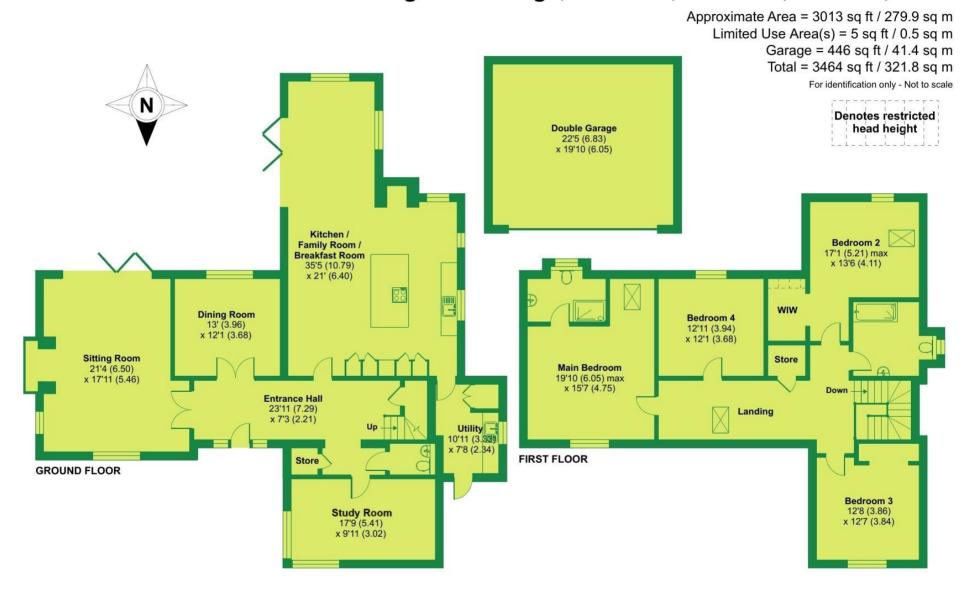




#### **FLOORPLANS**

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# Boughton Cottage, Mill Lane, Smarden, Ashford, TN27







VIEWING: By appointment only. Cranbrook Office: 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:** 

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air Source heating with underfloor heating throughout

#### **BROADBAND & MOBILE COVERAGE:**

(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band TBC EPC: B (82)

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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