



125

— YEARS OF —

**Lambert
& Foster**



BOUGHTON COTTAGE
MILL LANE, SMARDEN, KENT, TN27 8NN



**Lambert
& Foster**

SMARDEN VILLAGE 0.5 MILES | HEADCORN MAINLINE STATION 3.7 MILES | ASHFORD 9.5 MILES

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

Approximate Area = 3013 sq ft / 279.9 sq m

Limited Use Area(s) = 5 sq ft / 0.5 sq m

Garage = 446 sq ft / 41.4 sq m

Total = 3464 sq ft / 321.8 sq m

For identification only - Not to scale





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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS