

Warner Gray



8 The Chantry,
Headcorn, Kent TN27 9TF

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Guide Price £850,000

This immaculately presented five-bedroom detached property situated in an accessible location close to the centre of this popular village of Headcorn, having a hidden "wow" factor which can only be fully appreciated on viewing.

The house itself, which was built circa 2005 has been lovingly cared for and would make the ideal home for anyone wishing to move in and enjoy living there without anything to do, but it is the beautiful garden and wonderful outlook to the rear which is the special feature of this property and would be a haven nature lovers and gardeners alike.

In addition, its tucked away position in a private cul-de-sac means that it would suit any number of potential purchasers, including families and retired couples looking for the perfect "lock up and leave" property. It also benefits from an attached double garage.

- Attractive detached 5 bedroom / 3 shower / bathroom home
- Beautifully presented accommodation throughout
- Bright, spacious, open plan kitchen / dining room
- Large rear terrace and attractive garden
- Wonderful outlook over a wildlife pond to the rear
- Attached double garage / off road parking
- Accessible cul-de-sac location walking distance of village
- Mainline station in the village with services to London

SITUATION The thriving village of Headcorn has a good range of shops including a Sainsbury's Local, bakers, delicatessen, post office, hardware store, dentist and doctors surgeries, ancient Church and well regarded primary school. There are excellent recreational facilities and an active community offering many sports clubs and societies.

The well-known Chart Hills and Weald of Kent golf clubs are nearby. Headcorn Station is within walking distance, with services to London Charing Cross and Ashford, from where the high-speed service goes to Ebbsfleet, Stratford and London St. Pancras (a journey of around 37 minutes). The Cinque Port town of Tenterden and County town of Maidstone are both approximately 9 miles distant, both offering comprehensive shopping, leisure and health facilities. There is a wide selection of schools within the area, both state and independent

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The accommodation comprises the following with approximate dimensions :

The front door opens to a welcoming **ENTRANCE HALL** that forms the centre of the house. Room for free standing furniture. Staircase to first floor landing. Doors to sitting room, kitchen / dining room and cloakroom.

CLOAKROOM comprising low level w.c. and wash hand basin.

SITTING ROOM 18'6 x 13'4. Double doors from the open into this lovely, spacious sitting room is perfect for families and entertaining with a large window to the front and attractive fireplace with flame effect gas fire ideal for cosy evenings in.

KITCHEN / DINING ROOM 22'4 x 13'4. This kitchen, with its modern shaker style granite high gloss units, this room again is a lovely place to cook, eat and entertain.. There are a range of base units, drawers and matching wall units with worktops and inset one and a half bowl sink with Quooker tap. Space for fridge freezer. Integrated dishwasher. Two Neff ovens built in at eye level. Ample space for dining table and chairs make this room popular for family gatherings. Window and glazed sliding doors offer a wonderful outlook over the rear terrace, garden and pond beyond.

UTILITY ROOM A useful room with worktop space, built in storage cupboard and space for washing machine / tumbler dryer. Sink unit. Window to front.

FAMILY ROOM / SNUG 13'4 x 12'2. Handily situated just off the kitchen again with a lovely view over the garden, this is versatile room as a family room, study or more formal dining.

FIRST FLOOR LANDING Stairs lead to the large first floor landing from where all the bedrooms on this floor are accessed. Window to the front.

BEDROOM 1 17'9 x 14'2. A generous double bedroom with good amounts of built-in storage, a good size en-suite and a lovely view to the rear. **LUXURY EN-SUITE BATHROOM**

BEDROOM 2 12'4 x 12'3. A lovely light double bedroom with built-in storage and again offering a lovely views to the rear. **EN-SUITE SHOWER ROOM**

BEDROOM 3 14'2 x 6'8 max. Window to the rear.

BEDROOM 4 12'2 x 10/ Window to the side.

BEDROOM 5 10' x 8'2. Window to the side.

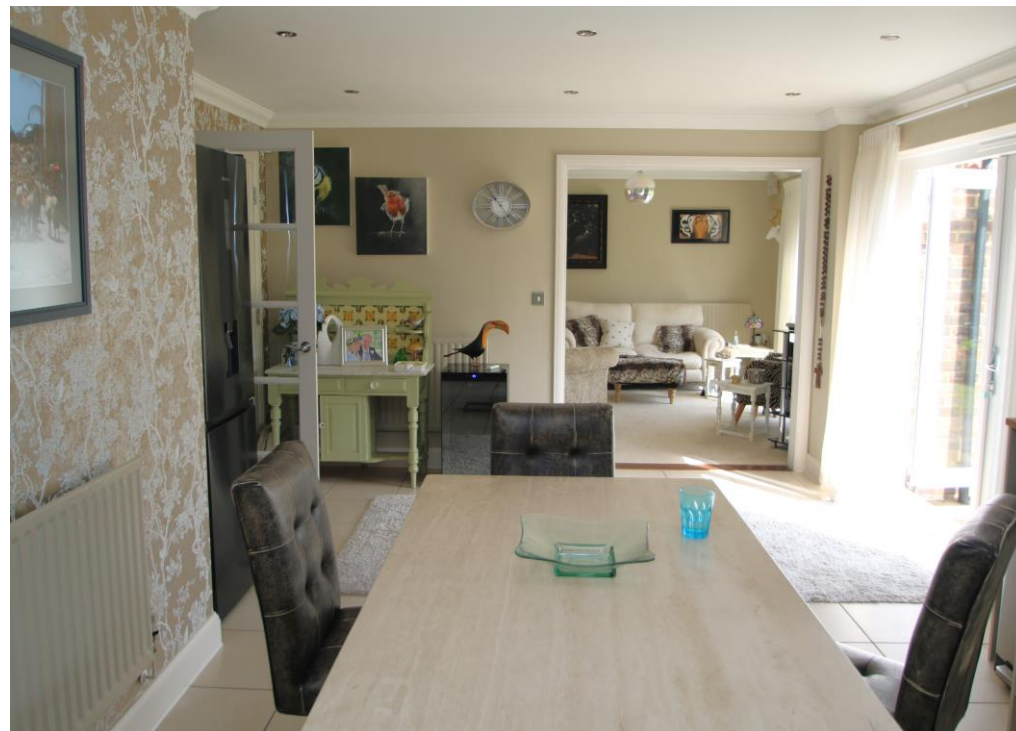
FAMILY BATHROOM Fitted with a smart white suite with contemporary fixtures and fittings.

OUTSIDE

This property is in a small private cul-de-sac just a walk away from the village. There is a attached double garage with remote electronic door to the front which also provides ample storage space with door to the rear garden. A gate to one lead you to the beautiful and well-maintained rear garden and terrace, which provides plenty of space to sit and relax and not only enjoy this garden, but also the large wonderful natural pond to the rear which has many wildlife visitors.

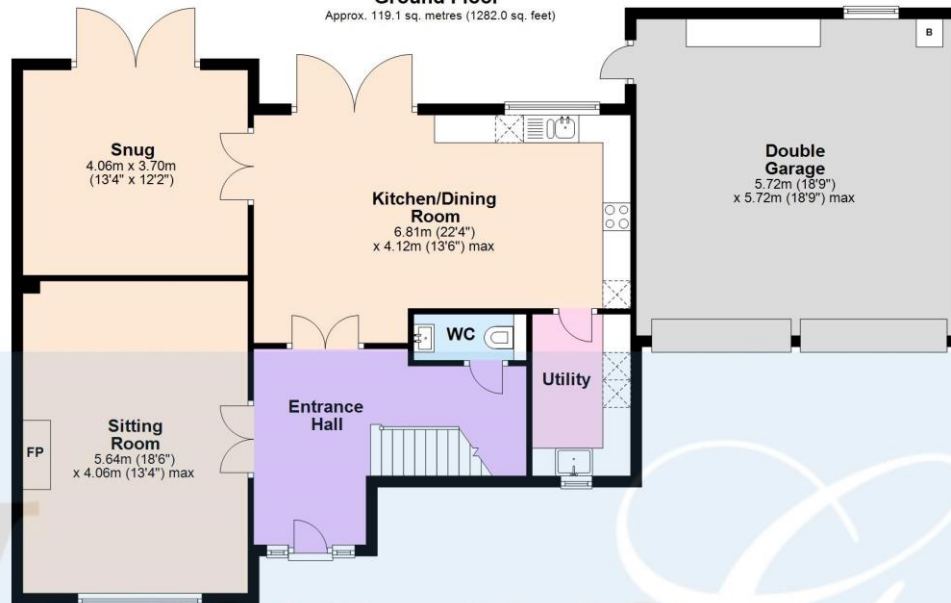
SERVICES Mains water, electricity, gas and drainage. EPC: tba. Local Authority: Maidstone Borough Council. **SERVICE CHARGE** approximately £300 p.a. upkeep of surrounding communal areas. **LOCATION FINDER** what3words:

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Ground Floor

Approx. 119.1 sq. metres (1282.0 sq. feet)



First Floor

Approx. 110.4 sq. metres (1188.5 sq. feet)



Total area: approx. 229.5 sq. metres (2470.5 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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