



Bank House
Egerton Road | Egerton | Ashford | Kent | TN27 0BS



Step inside

Bank House

Nestling in the midst of 0.7114 of acre of grounds, surrounded by high hedging and tall mature trees hiding it from the outside world, is this charming early 19th century Grade II listed extended cottage. It backs onto farmland and the countryside in the Kent Downs National Landscape (formerly an Area of Outstanding Natural Beauty). At the same time it is only three minutes' drive to the A20 for easy access to Ashford and Maidstone. The property is approached through an automatic wrought iron gate that opens onto a long driveway that ultimately leads to a double garage, additional outbuildings and off road parking.

A period entrance door opens into a porch with a modern cloakroom and a well fitted utility room with space for laundry appliances, while the main access oak and studded door leads to an inner hall with an understairs cupboard and terracotta flooring that flows through to the delightful snug with its central beam, impressive inglenook fireplace with a Bressumer beam and log burner. The dual aspect kitchen/breakfast room features a very old central beam and includes a peninsular breakfast bar, a Rangemaster cooker and bespoke painted wood units with granite worktops housing a built in microwave, dishwasher and fridge freezer as well as a hatch through to the sitting room.

Friends and family will thoroughly enjoy being entertained in the spacious dining room with direct access to the more modern part of the property that features the light and bright triple aspect sitting room. Here you can wander out onto a pergola covered block paved terrace through the wide patio doors or watch the birds feeding in the garden.

Upstairs there is delightful family bathroom with a stand-alone claw foot bath and separate shower as well as a dual aspect single bedroom currently in use as an office and three double bedrooms including the large and charming triple aspect principal offering wonderful views over the garden with its pathway and wrought iron gate.

Much of the garden is laid to lawn interspersed with trees but beside the driveway there is spacious sandstone terrace for barbecues and al fresco dining as well as attractive raised flower beds. There is also a double garage, single wooden pitched roof garage and log store as well as a detached office/workshop that has a new roof and Velux windows, electricity, lighting and water, ideal for anyone working from home as you would not be disturbed by activities in the home and it would provide easy access for business visitors. Alternatively it would make a great games room and bar or could even be developed into a separate annexe, subject to the appropriate permissions.









Seller Insight

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This has been a truly wonderful home for the past 10 years but we now need to move nearer to family. For anyone looking for privacy and security this is an excellent choice. We love the peace and quiet and thoroughly enjoy all the wildlife that regularly visit the garden. Although we are out in the country it is not far to Egerton with its primary school and the Red Lion in Charing Heath, while Charing has a railway station with trains to Ashford and Maidstone and delightful mediaeval buildings including the ancient Archbishop's Palace. There are also a variety of sports clubs including cricket, football, tennis and bowls as well as a primary school, grocery stores, a post office and a selection of pubs and restaurants.

*It is only nine miles to Ashford with access to the M20 for London, Dover and the Channel Tunnel as well as the high speed train from Ashford International that can whisk you to London in 37 minutes. The town also includes restaurants, pubs, shops, supermarkets and a cinema complex plus the McArthurGlen Designer Outlet showcasing numerous well know brand shops. A variety of sports clubs are available as well as Ashford Golf Club and, with regard to education, there are two good academies and two grammar schools in the town and the independent Ashford School. There are also grammar and private schools available in Maidstone and Canterbury, both of which also have a wide selection of eateries, cinemas, high street stores, independent shops and numerous sports clubs.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

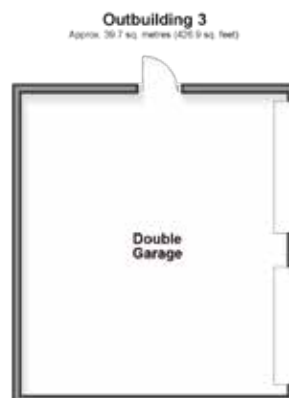
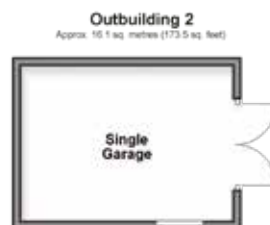






Travel		Leisure Clubs & Facilities	
By Road:		Charing Bowls Club	07776 451410
Ashford International	9.2 miles	Charing Cricket Club	07850 504197
Pluckley Station (High Speed)	4.5 miles	Charing Football Club	07301 816626
Maidstone	13.0	Charing Tennis Club	07823 335345
Channel Tunnel	20.7 miles	Julie Rose Stadium	01233 613131
Dover Docks	32.8 miles	The Stour Centre	01233 663503
Gatwick Airport	51.6 miles	Ashford United Football Club	01233 611838
Charing Cross	55.2 miles	Ashford Golf Club	01233 622655
Trains from Pluckley		Healthcare	
Cannon Street	1hr 16mins	Charing Practice	01233 714490
London Bridge	1hr 5mins	William Harvey Hospital	01233 633331
Charing Cross	1hr 16mins	Education	
Trains from Charing		Primary Schools:	
Ashford	9 mins	Egerton Primary School	01233 756274
Maidstone East	22 mins	Charing Primary School	01233 712277
Trains from Ashford International		Ashford School (Prep)	01233 625171
St Pancras	37 mins	Sutton Valence (Prep)	01622 845200
Charing Cross	1hr 16mins	Secondary Schools:	
Cannon Street	1hr 21mins	Highworth Grammar School	01233 624910
London Bridge	1hr 12 mins	Norton Knatchbull Grammar	01233 620045
		The North School	01233 614600
		Ashford School	01233 625171
		Sutton Valence	01622 845200
		Entertainment	
		Fraser of Egerton	01233 756122
		The Red Lion	01233 714949
		The Bowl Inn	01233 712256
		Spices of Bengal	01233 712286
		Trattoria Romana	01233 638033
		Stubbs	01233 666111
		Boys Hall Restaurant	01233 427727
		Marlowe Theatre, Canterbury	01227 787787
		Leas Cliff Hall	01303 228600
		Local Attractions / Landmarks	
		Leeds Castle	
		Wye Nature Reserve	
		Port Lympne Animal Park	
		Canterbury Cathedral	
		Maidstone Museum	
		Nine Oaks Vineyard	
		Westwell Wine Estates	
		Wildshark Vineyard	





GROUND FLOOR

Entrance Porch	
Utility Room	8'7 x 7'8 (2.62m x 2.34m)
Hall	
Cloakroom	
Side Porch	
Kitchen/Breakfast Room	12'8 x 11'0 (3.86m x 3.36m)
Snug	12'8 x 12'0 (3.86m x 3.66m)
Dining Room	15'4 x 12'9 (4.68m x 3.89m)
Sitting Room	18'1 x 16'0 (5.52m x 4.88m)

FIRST FLOOR

Landing	
Principal Bedroom	18'1 x 16'0 (5.52m x 4.88m)
Bedroom 2	13'8 x 12'6 (4.17m x 3.81m)
Bedroom 3	13'7 x 12'6 (4.14m x 3.81m)
Bedroom 4	9'1 x 8'6 (2.77m x 2.59m)
Bathroom	8'7 x 6'10 (2.62m x 2.08m)

OUTBUILDING 1

Office/Workshop	14'10 x 9'5 (4.52m x 2.87m)
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OUTBUILDING 2

Single Garage	
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OUTBUILDING 3

Double Garage	17'3 x 9'7 (5.26m x 2.92m)
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OUTSIDE

Front Garden
Rear Garden
Driveway

EPC Exempt
Council Tax Band: G
Tenure: Freehold

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