





11 Wealden Way,  
Headcorn, TN27 9DQ  
£625,000



Attractive five-bedroom detached family home with three reception rooms, master bedroom with en-suite, double garage and generous driveway, set in a secluded position on a popular development located on the outskirts of the village of Headcorn and within easy access to the local primary school, high street and mainline station.

Built in 2021 with NHBC warranty remaining, the accommodation offers a large entrance hall leading on to a bright sitting room with bay window, two further reception rooms offering flexible usage, cloakroom with WC and a stunning kitchen/dining room. The kitchen is fitted with a range shaker style wall and base units with complementing work surface, integrated fridge freezer, dishwasher, double oven and induction hob with extractor above. A doorway leads to the utility room offering further wall and base units, sink, space for washing machine and doorway leading out to rear garden. The dining area offers ample space for a large dining table with French doors and full height glazed panels allowing views over the rear garden.

The first floor offers a spacious master bedroom with fitted wardrobes and en-suite shower room, a second bedroom with fitted wardrobes, three further double bedrooms and the family bathroom with suite including bath with shower above, WC with concealed cistern, wall mounted basin and heated towel rail.

Externally the rear garden is mainly laid to lawn with a good sized patio ideal for entertaining. To the front, the driveway offers ample parking and leads to the detached double garage. Small lawn areas and planted beds border the path leading to the front door.

The village of Headcorn offers a variety of shops including a Sainsburys, butcher's, hairdresser's, post office, various restaurants and public houses. The village also offers a doctor's surgery, church, village hall, various sporting clubs, playing fields and close by the renowned golf clubs, Weald of Kent and Chart Hills.

The larger town of Tenterden and the County Town of Maidstone are within easy reach, with their greater range of shopping and leisure facilities, both accessible by regular bus services. Headcorn Primary School is a short distance away and the area is well served by private schooling with the renowned Sutton Valence and Benenden schools close by.

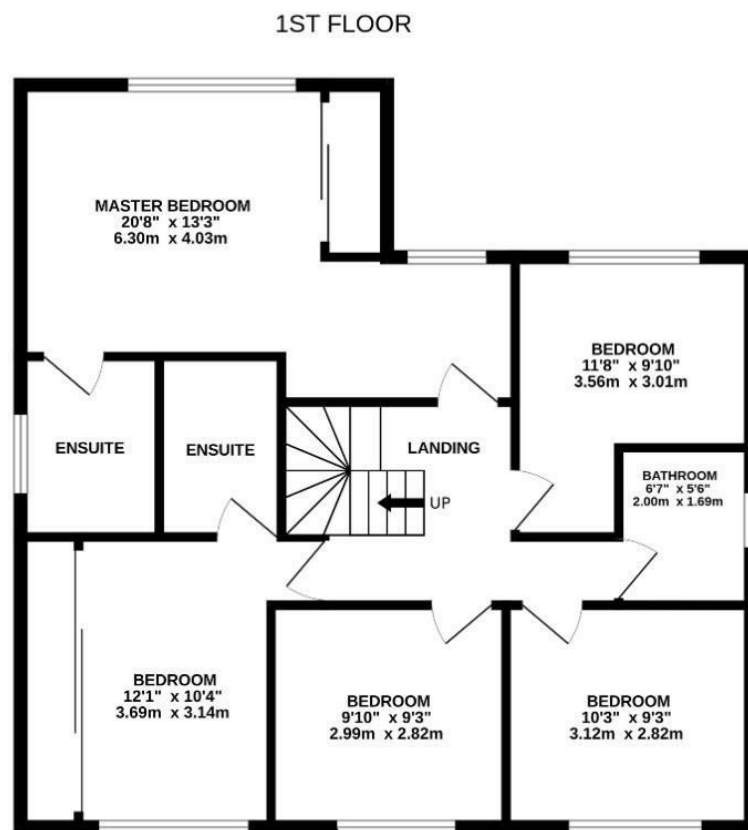
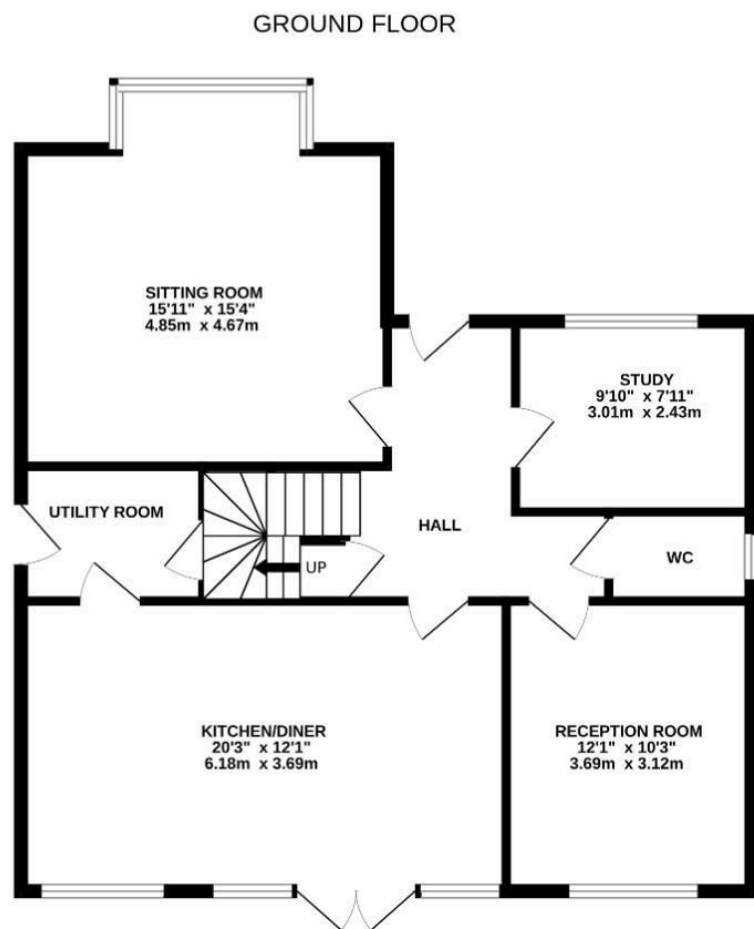
The mainline station at Headcorn offers train services to London Bridge, Charing Cross and Cannon Street. Junction 8 of the M20 motorway offers road links to the south coast and the M25.

Tenure - Freehold  
Services – Mains Water, Sewerage, Gas and Electricity  
Broadband – Average Broadband Speed 15mb – 940mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low





Tenure: Freehold  
Council Tax Band: G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- FIVE BEDROOM DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING ROOM
- THREE RECEPTION ROOMS
- PRIVATE REAR GARDEN
- DOUBLE GARAGE AND GENEROUS DRIVEWAY
- WITHIN EASY REACH OF HEADCORN HIGH STREET & MAINLINE STATION
- CONVENIENTLY LOCATED FOR VILLAGE PRIMARY SCHOOL
- EPC RATING B - COUNCIL TAX BAND F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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