



New Road, Headcorn, TN27 9SE

Asking Price £650,000



Deceptively spacious extended semi-detached family home with four-bedrooms, two bathrooms and a generous open plan kitchen/dining room, positioned on a desirable private road in the centre of the popular village of Headcorn and within easy access to the local primary school, high street and mainline station.

The beautifully presented accommodation offers an attractive and spacious entrance hall, very much a room in itself and currently used as a study area, leading on to a bright and well-proportioned sitting room with picture window overlooking the front and glazed French doors leading through to the striking open plan kitchen/dining room.

The kitchen is fitted with a range shaker style wall and base units with complementing wooden work surface and breakfast bar, integrated dishwasher, double range cooker with gas hob and extractor above, and space for a fridge freezer. The dining area offers ample space for a large dining table with Bi-folding doors out to the rear garden and Velux windows above. Doorways lead to the utility room offering further wall and base units, stainless steel sink, space for washing machine and tumble dryer and doorway leading out to rear garden, and back to the hall, with access to a WC with cloakroom storage.

Stairs lead up to the first floor and on to a stylish master bedroom featuring a walk through dressing room area with fitted wardrobes and an en-suite shower room, two further double bedrooms both with fitted wardrobes, a good sized fourth bedroom and the family bathroom, fully tiled with suite comprising of bath with shower above, wall mounted basin and WC.

Externally the generous rear garden is mainly laid to lawn with beds featuring mature planting and a gravel path leading to a timber shed and a superb garden room with power currently used as a home office but offering flexible usage.

To the front is a large gravel driveway offering parking for three vehicles with adjacent lawn area and beds with mature planting.

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.

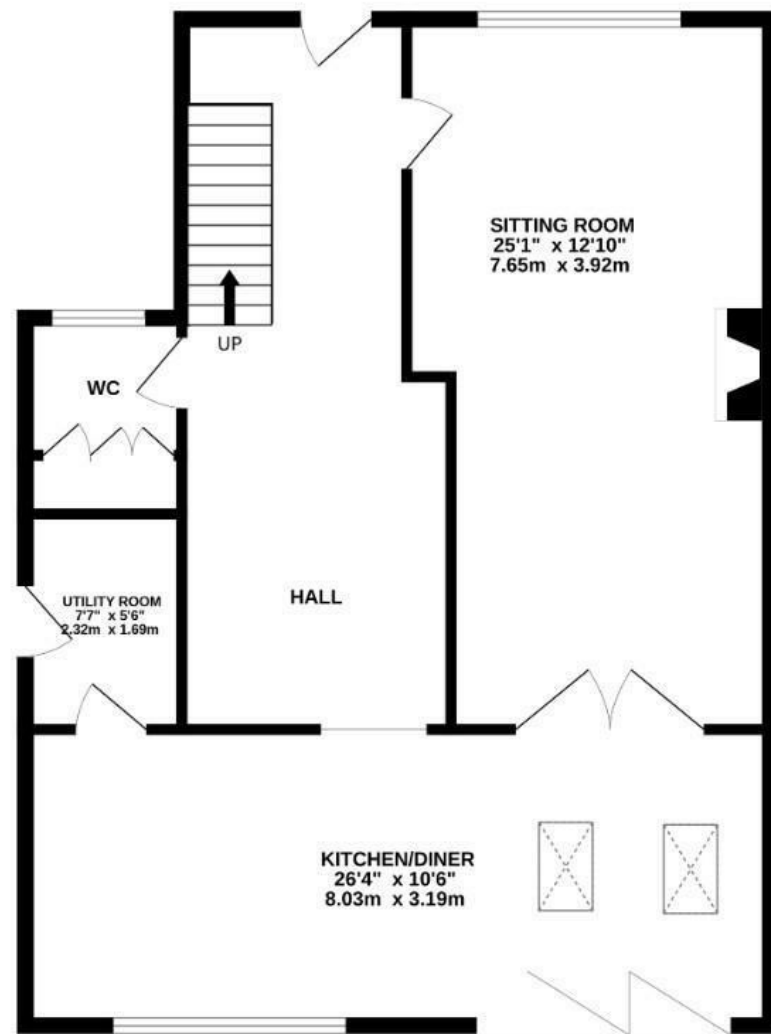




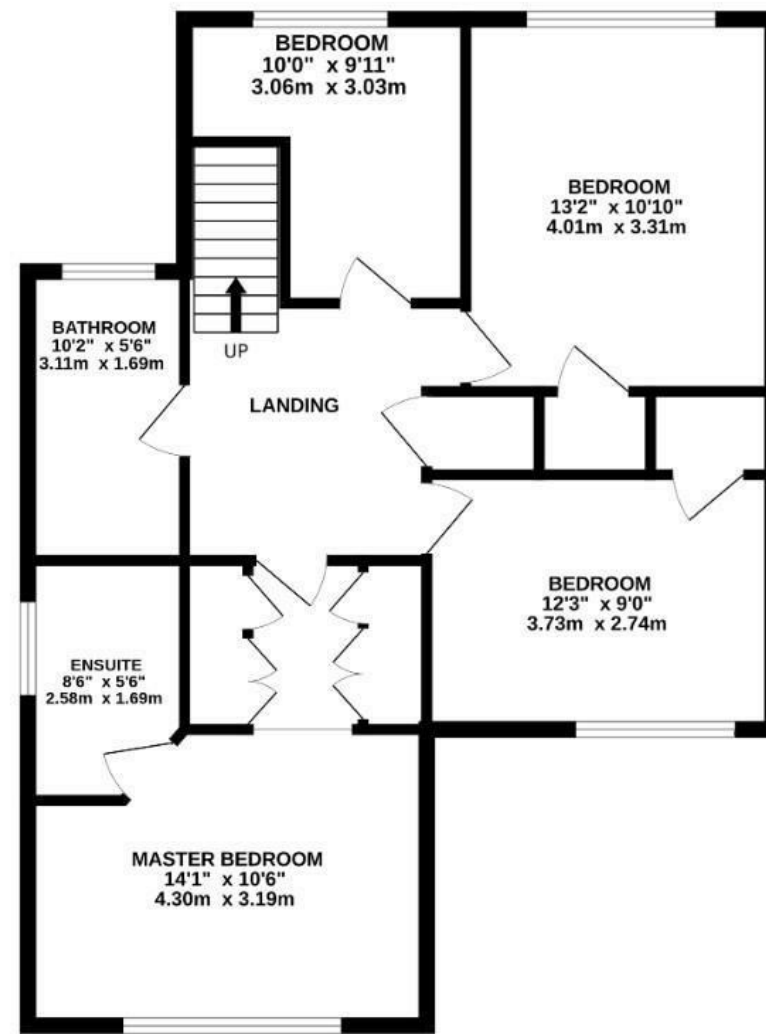
Tenure - Freehold
Services – Mains Water, Sewerage, Gas and Electricity
Broadband – Average Broadband Speed 17mb – 76mb

Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low
EPC Rating TBC

GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.5 sq.m.) approx.

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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Tenure: Freehold
Council Tax Band: D

- EXTENDED SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS / TWO BATHROOMS
- STUNNING OPEN PLAN KITCHEN / DINING ROOM
- LARGE PRIVATE REAR GARDEN WITH GARDEN ROOM
- OFF ROAD PARKING FOR THREE VEHICLES
- DESIRABLE PRIVATE ROAD
- LOCATED WITHIN EASY REACH OF HEADCORN HIGH STREET & MAINLINE STATION
- CONVENIENTLY LOCATED FOR VILLAGE PRIMARY SCHOOL

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | 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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.