



# Monks Hill Cottages

Warehorne, Ashford, Kent, TN26



## DESCRIPTION

A 3 bedroom semi detached house with spacious gardens and well situated in the pretty village of Warehorne. The accommodation includes an entrance hall, kitchen, living room, bathroom and a store room. This property also benefits from double glazing, central heating and a timber workshop shed. No forward chain.

## LOCATION

Warehorne benefits from a delightful village green, 13th century church and a popular gastro pub. There are many walks in the surrounding countryside including the Royal Military Canal and the Romney Marsh. The M20 motorway can be accessed at Ashford and Ashford International train station provides fast trains direct to London.

Guide Price: £375,000

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band D

Tenure: Freehold





#### **Entrance Hall**

Stairs to the first floor. Radiator. Under stair storage cupboard. Double leaf door to storage cupboard with shelving.

#### **Bathroom**

White suite comprises low level close coupled wc, wash hand basin, bath with mixer tap and spray. Tiled splash backs. Radiator.

#### **Living Room**

Cupboard built into fireplace recess. 2 Radiators. Room temperature thermostat.

#### **Kitchen**

Floor mounted kitchen storage units with ample timber worksurface and tiled splash backs. Stainless steel sink with mixer tap and drainer. Space for a cooker, washing machine and a fridge. Built in shelving with over cooker lighting. integral cupboard with shelving. Door to a pantry cupboard with shelving.

#### **Side Entrance Hall**

Door to the garden.

#### **Storage Room**

Floor mounted oil fired boiler.

#### **Stairs to First Floor Landing**

Access to the roof void.

#### **Bedroom**

Radiator. Original fireplace. Integral cupboard with shelving.

#### **Bedroom**

Radiator. Integral cupboard with shelves and rail.

#### **Bedroom**

Radiator.

#### **Outside**

There are spacious gardens to both the front and the rear of this property which are mostly laid to lawn. Pedestrian access to the side. Outside lights. Timber built workshop.

#### **Agents Notes**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

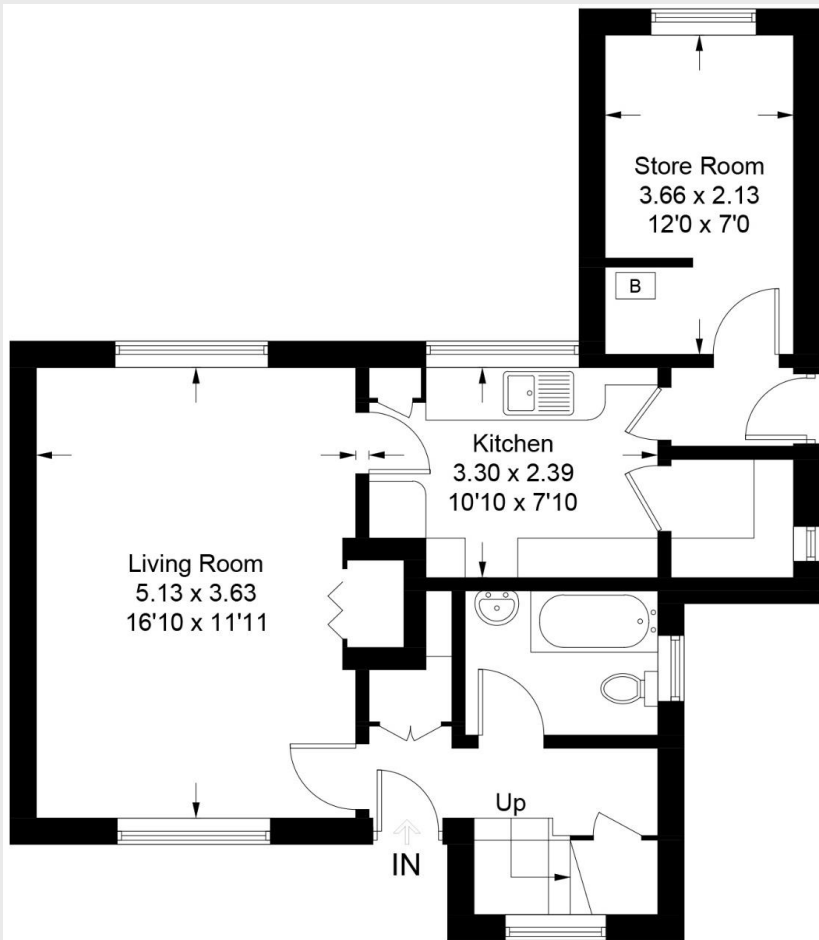
#### **Viewing**

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.



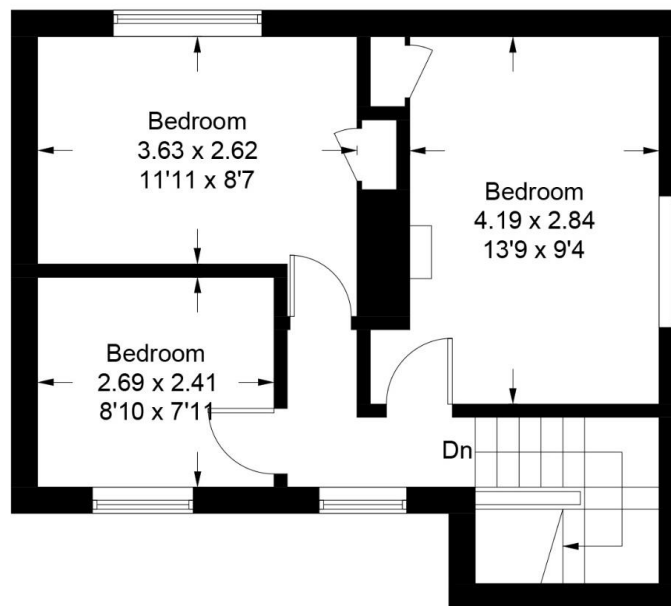
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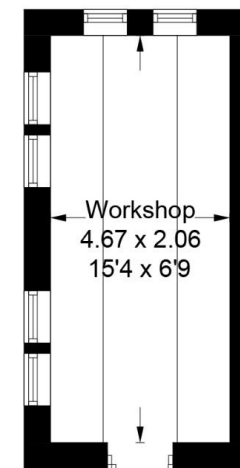
**Ground Floor = 51.0 sq m / 549 sq ft**

Approximate Gross Internal Area  
 89.9 sq m / 968 sq ft  
 Workshop = 9.6 sq m / 103 sq ft  
 Total = 99.5 sq m / 1071 sq ft



**First Floor = 38.9 sq m / 419 sq ft**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		98
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003822)



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