



# Bilsington

Ashford, Kent, TN26 7JL



## DESCRIPTION

A detached bungalow set in approximately 0.3 acre of attractive gardens with rural outlooks. The accommodation includes an entrance hall, sitting room, dining room, kitchen, 3 double bedrooms, bathroom and conservatory. This property benefits from central heating, a wood stove, a detached garage and off road parking. There is also potential for further extension/development, subject to suitable planning permissions.

## LOCATION

This property is well located on the outskirts of the pretty village of Bilsington. Bilsington benefits from a public house, village hall and has a historic monument. The nearby villages of Hamstreet and Aldington provide some good local amenities including primary schools, doctors' surgery, station, dentist, restaurant, shops and pubs. Ashford town centre is approximately 5 miles away with its high speed train to London. The M20 motorway is easily accessible at junction 10.

Guide Price: £550,000

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

Council Tax: Band E

Tenure: Freehold

Ref: R1659





**The accommodation comprises:**

#### **Entrance Hall**

Double leaf door to storage cupboard. Double leaf door to airing cupboard housing hot water cylinder and linen shelves. Access to the roof void.

#### **Sitting Room**

A good size double aspect sitting room with wood burning stove set into fireplace with painted timber mantle. Radiator.

#### **Kitchen**

A range of wall and floor mounted kitchen storage units with ample work surface and tiled splash backs. Stainless steel sink with mixer tap and drainer. Space for a cooker with recycle hood and light over. Space and plumbing for a dishwasher. Pantry storage. Oil fired boiler. Part open to the dining room.

#### **Dining Room**

Double aspect with rural views. Radiator.

#### **Bathroom**

Suite comprises low level close couple wc, bath, wash hand basin with mixer tap set into a vanity cupboard, bath with mixer tap and spray. Separate shower. Tiled splash backs. Towel heater.

#### **Bedroom**

Radiator. Wall light points.

#### **Bedroom**

Radiator.

#### **Bedroom**

Radiator.

#### **Conservatory**

UPVC double glazed windows. Rural views. Door to the patio and garden.

#### **Garage**

A detached garage with adjoining wc and store to the rear. Up and over garage door. Power and light. Door to side. Low level wc and a wash hand basin.

#### **Outside**

This property sits within attractive gardens extending to approximately 0.3 acre. There is a patio, lawns, summerhouse, mature trees, hedges and shrubs and part of the garden is currently used for vegetable patches. There is also a second entrance to the garden from the road.

A driveway provides vehicular access to the garage and off road parking.

#### **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.

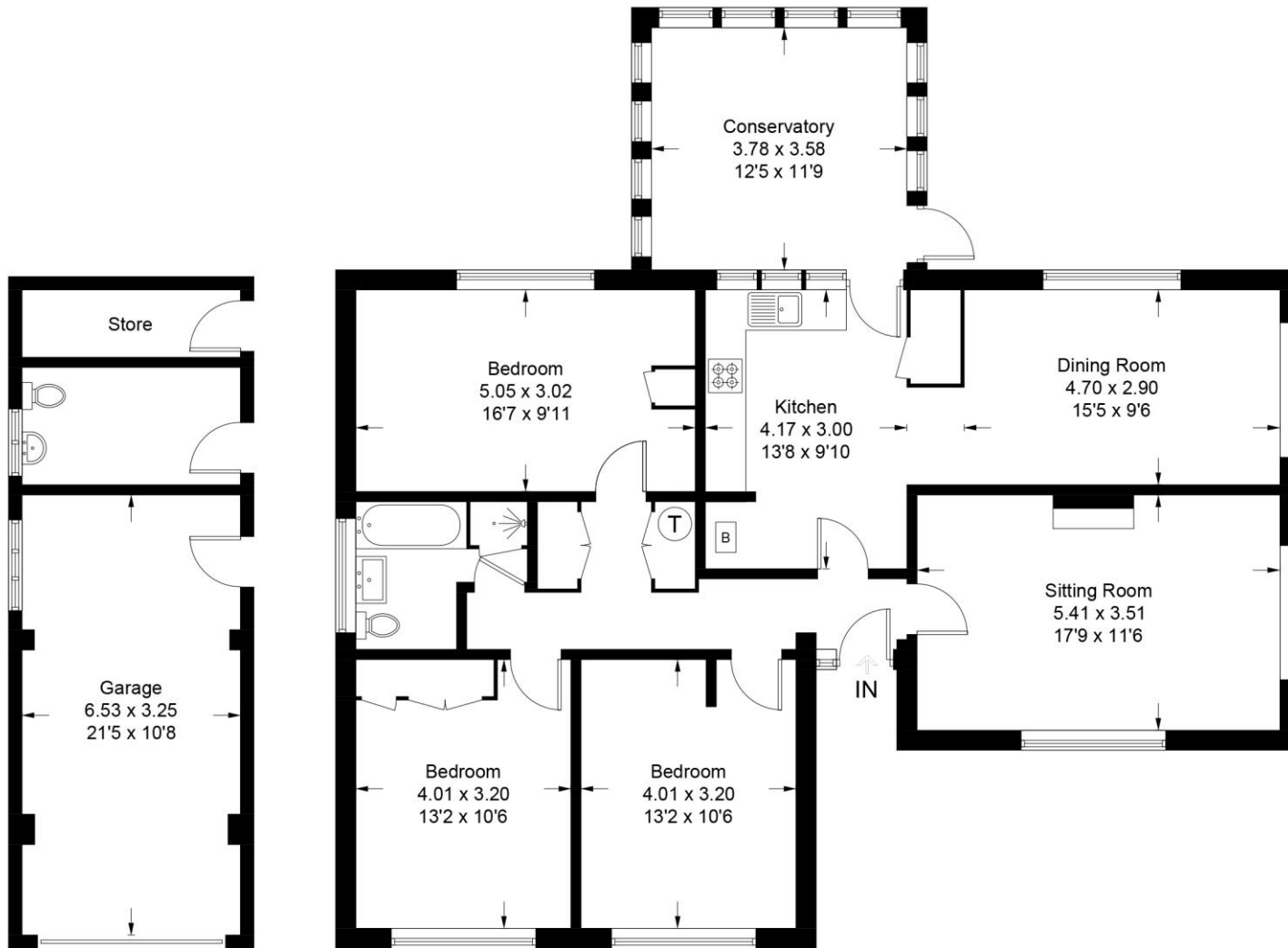
#### **Viewing**

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





Approximate Gross Internal Area  
 Ground Floor = 122.3 sq m / 1316 sq ft  
 Outbuilding = 31.2 sq m / 336 sq ft  
 Total = 153.5 sq m / 1652 sq ft



(Not Shown In Actual Location)

### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID968552)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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