



Warehorne Road, Hamstreet

Ashford, Kent TN26



DESCRIPTION

A fabulous Grade II Listed Wealden Hall House in a convenient centre of village location. Possibly the oldest house in the village this fine property dates to circa 1500, has formerly been a bakery and a public house and is mentioned in Wikipedia. The spacious accommodation has been tastefully improved and offers an abundance of original period features including exposed beams and inglenook fireplaces. The ground floor accommodation comprises an impressive entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, guest bedroom with en suite shower room, and a study or 5th bedroom. Upstairs there is a luxurious family bathroom and 3 further double bedrooms with a spacious ensuite to the principal bedroom. Outside there are pretty cottage gardens and a driveway provides off road parking and access to a single garage.

LOCATION

Hamstreet Primary School and Hamstreet Station are both with easy walking distance and this popular village also provides some other good amenities including doctors, dentist, nursery, post office, public house, local stores, restaurant, and a garden centre. Located approximately 5 miles from the market town of Ashford, Hamstreet offers excellent connections to the M20 motorway and Ashford International Station, with fast trains direct to London.

Guide Price: £800,000

Services: Mains electricity, water and drainage. LPG central heating.

Tenure: Freehold

Flood Risk: Low

Council Tax: Band G

Mobile Phone Coverage: Good

Construction: Timber Framed

Broadband: Standard and Superfast



Entrance Hall

An impressive entrance hall with exposed beams to ceiling and walls. Oak staircase with under stair storage cupboard. Stone tiled floor. Radiator.

Sitting Room & Dining Room

Beautiful reception rooms with beamed ceilings, studded walls, antique oak parquet flooring and a large double sided inglenook fireplace with wood stove. Radiators.

Study/ Bedroom 5

A spacious home office which could be utilised as a 5th bedroom or other purpose.

Bedroom 4

A double bedroom currently used as a gym.

Ensuite Shower Room

Suite comprises low level close coupled wc, pedestal wash hand basin, shower. Tiled splash backs and floor. Radiator.

Kitchen/ Breakfast Room

A range of wall and floor mounted kitchen storage units with ample work surface. 1 ½ bowl sink and drainer. Integrated dishwasher. Space for a cooker with recycler and light over. Ample room for a breakfast dining table. Radiator. Recessed ceiling spotlights. Tiled floor.

Utility Room

Worksurface with space below for a washing machine and dryer. Space for an American style fridge freezer. Tiled floor. Shelving. Access to the roof void.

Stairs to First Floor Landing

Radiator. Cupboard door to under eaves storage.

Bedroom 1

An attractive bedroom with exposed beams. Built in wardrobe and cupboard. Access to under eaves storage area.

Ensuite Shower Room

A spacious and contemporary wet room with large walk-in shower and marble tiled floor. Tiled splash backs. Low level wc. Wash hand basin. Radiator. Recessed shelves with lighting.

Bedroom 2

A spacious double bedroom. Radiator.

Bedroom 3

Radiator. Built in wardrobe cupboard. Wall light points.

Family Bathroom

A luxurious and spacious bathroom with a free-standing nickel-plated copper roll top bath and walk in wet room shower with rainfall shower head. Low level close coupled wc. Wash hand basin. Stone tiled floor. Radiator. Towel heater. Recessed ceiling spotlights.

Garage

An attached single garage with double leaf garage door and personnel door to the rear. Power and light.

Walled Rear Garden

A pretty cottage garden. Fully enclosed and laid to lawn with borders, shrubs, tree, and a paved patio area. Summer kitchen with space for a Big Green Egg barbeque. Outside light. Brick shed. Outside tap.

Front Garden

A five-bar gated brick paved drive provides off road parking. Laid to lawn with mature hedges and tree to the front. Raised beds. Timber shed. Outside lights. Outside tap.

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.

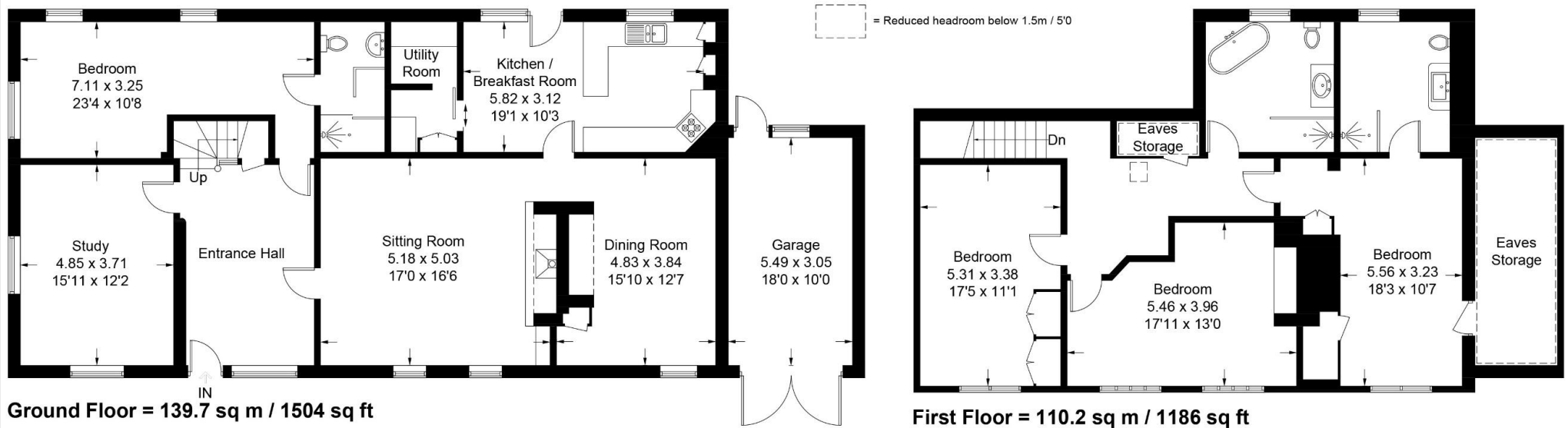








Approximate Gross Internal Area
 Ground Floor = 139.7 sq m / 1504 sq ft
 First Floor = 110.2 sq m / 1186 sq ft
 Garage = 17 sq m / 183 sq ft
 Total = 266.9 sq m / 2873 sq ft
 (Including Garage / Eaves Storage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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