



Warehorne Road Hamstreet, Ashford, Kent TN26



DESCRIPTION

A delightful character cottage with beautifully presented accommodation in the sought after village of Hamstreet. The ground floor accommodation includes an entrance porch, dining room with attractive fireplace and wood burning stove, sitting room with bay window, kitchen with vaulted ceiling, quartz worktops and ceramic butler style sink, bathroom with roll top bath and a sunroom with doors to the garden. Upstairs there are 3 bedrooms with an en suite shower room to the principal bedroom. This attractive property also benefits from central heating with antique style radiators. A good size rear garden with patio area and gated access to the side and off road parking complete this desirable property.

LOCATION

Hamstreet Primary Academy and Hamstreet Station are both with easy walking distance and this popular village also provides 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: £450,000

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

Tenure: Freehold

EPC: E

Council Tax: Band D

Mobile Phone Signal: Yes

Flood Risk: Rivers & Sea - Very Low / Surface Water - Medium

Broadband: Standard/Superfast





Dining Room

Attractive fireplace with wood burning stove. Exposed beams and floorboards. Radiator. Recessed ceiling spotlight.

Kitchen

An attractive kitchen with vaulted ceiling and exposed beams and brickwork. Floor mounted kitchen storage units with marble effect quartz worktop. White butler style ceramic sink with mixer tap. Stable door to rear garden. Radiator. 4 plate AEG electric hob with tiled splash back. Tiled floor. Space for an American style fridge freezer. Built in cupboard and shelving. Radiator.

Sitting Room

Feature fireplace. Recessed ceiling spotlights. Radiator. Exposed floorboards.

Bathroom

Matching white suite comprises roll top bath, low level close coupled wc, pedestal wash hand basin. Tiled floor and half tiled walls. Extractor fan.

Hall

Stairs to first floor with under stair cupboard.

Sunroom

Victorian style sun room with double leaf door to the patio and garden. Radiator. Wall light points. Tiled floor.

Stairs to First Floor landing

Bedroom

Fireplace with tiled surround. Wall lights. Access to the roof void. Radiator. Recessed ceiling spotlights.

En Suite Shower Room

Suite comprises modern wash hand basin with mixer tap vanity cupboard below, low level close coupled wc, shower enclosure. Tiled floor. Towel heater.

Bedroom

Radiator. Recessed ceiling spotlights.

Bedroom

Radiator. Access to roof void. Over stair linen cupboard.

Garage

A brick single garage with tiled roof and double leaf garage door. Oil fired boiler. Plumbing for a washing machine. Adjoining brick shed.

Outside

The split level rear garden is fully enclosed and mostly laid to lawn. Paved patio area. Outside light. Double leaf gate for extra parking. Pedestrian gate to front. The front garden is partly laid to lawn with a blossom tree and a brick paved driveway provides off road parking for 3 cars.

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.



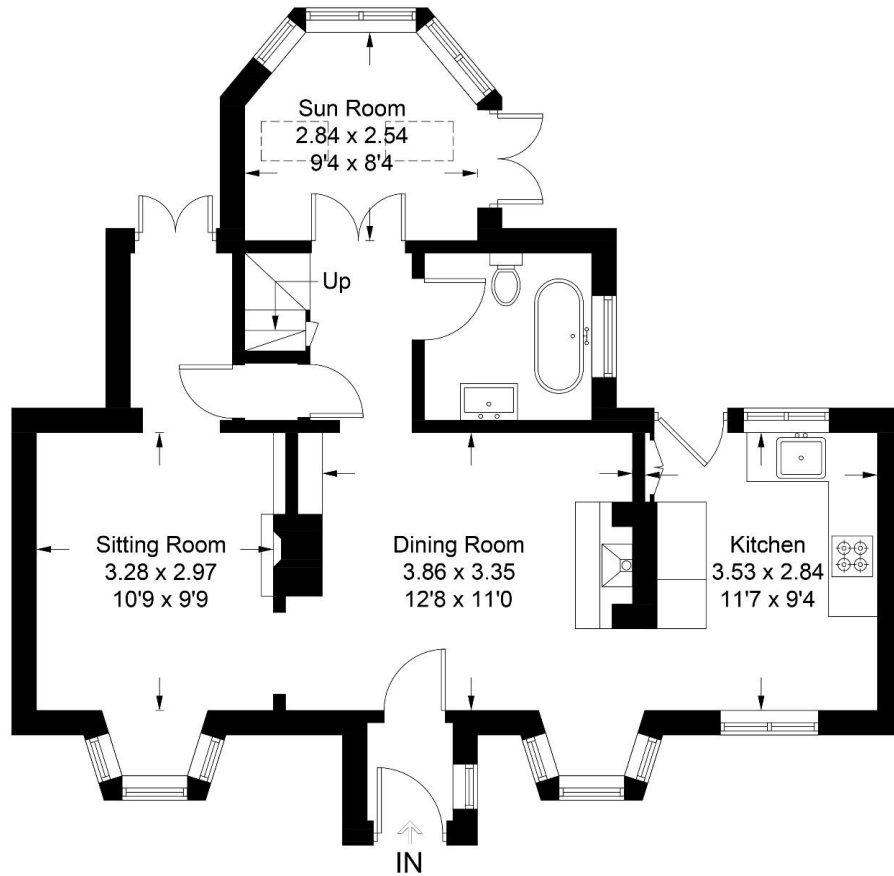




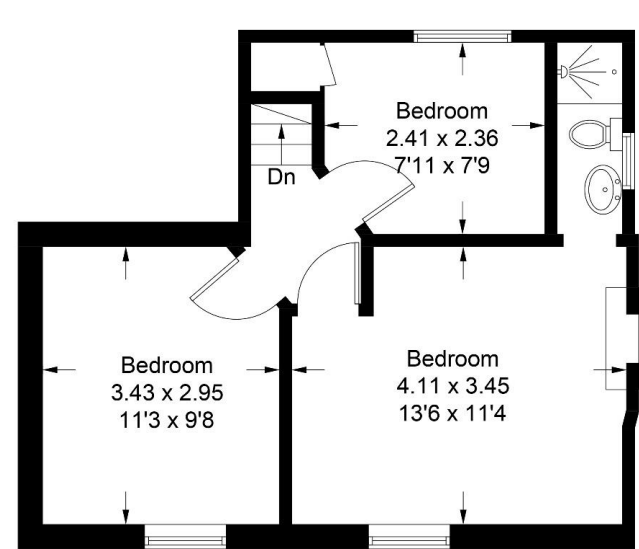


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

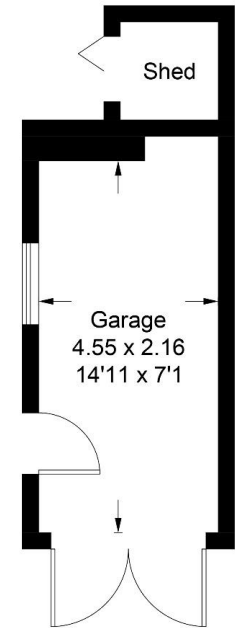
Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft
 Garage = 10.7 sq m / 115 sq ft
 Total = 104.6 sq m / 1126 sq ft
 (Excluding Shed)



Ground Floor = 58.2 sq m / 626 sq ft



First Floor = 35.7 sq m / 384 sq ft



(Not Shown In Actual Location / Orientation)

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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