





# The Cross, Bilsington

Ashford, Kent, TN25



## DESCRIPTION

A charming Grade II Listed period cottage in the delightful and sought after village of Bilsington. This pretty cottage boasts a beautiful beamed interior and a wealth of period features. The well-presented accommodation has recently been refurbished and includes a sitting room, dining room, kitchen, bathroom, 2 double bedrooms and an attic room. Additional benefits are central heating, gardens, a double garage and off road parking.

## LOCATION

Bilsington is a small and picturesque village enjoying views across the Royal Military Canal and Romney Marsh. The village benefits from The White Horse public house, St Peter and St Pauls Church, a cricket ground and a village hall. The nearby villages of Aldington, Mersham and Hamstreet offer further amenities including primary schools and shops. A wider range of amenities are found at the nearby town of Ashford. Ashford International station provides a high speed rail service to London St Pancras in just 37 minutes, whilst the nearby M20 motorway provides access to London and the motorway network.

Guide Price: £450,000

Services: Mains electricity, water and drainage.

Council Tax: Band D Flood Risk: Low

Tenure: Freehold Mobile Phone Signal: Yes

Broadband: Standard/Superfast

Ref: R1668





**The accommodation comprises:**

#### **Sitting Room**

A double aspect room with a beautiful beamed ceiling and an inglenook fireplace with a woodburning stove and timber bressummer. Wall light points. Radiator.

#### **Dining Room**

An attractive dining room with flag stone floor, beamed ceiling and an exposed brick fireplace. Cupboard housing a hot water cylinder and an electric boiler. Door to an under stair storage cupboard. Radiator.

#### **Kitchen**

A range of kitchen storage units with timber worksurface and tiled splash back. White ceramic butler style sink with mixer tap. Integrated appliances comprise: an electric double oven, 4 plate electric hob, slim line dish washer, washing machine. Tiled floor. Stable door to the rear. Radiator.

#### **Bathroom**

Matching suite comprises; wash hand basin set into vanity unit, low level close coupled wc, bath with mixer tap and shower over. Tiled splash backs. Towel heater.

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

Stair ladder to an attic room. Door to a storage cupboard. Wall light points. Radiator.

#### **Bedroom**

An attractive bedroom with exposed floorboards, beams and painted fireplace. Wall light points. Radiator.

#### **Bedroom**

A spacious double bedroom with built in wardrobes. Wall light points. Radiator.

#### **Stair Ladder to Attic Room**

Velux style window to rear. Access to roof voids.

#### **Outside**

The front garden is mostly laid to lawn and bordered by mature hedges.

There is a further area of garden close by that includes a lawn , double garage and brick paved driveway providing off road parking for 2 cars. 2 brick sheds.

#### **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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Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft  
Outbuildings = 34 sq m / 366 sq ft  
Total = 142.9 sq m / 1538 sq ft



 = Reduced headroom below 1.5m / 5'0

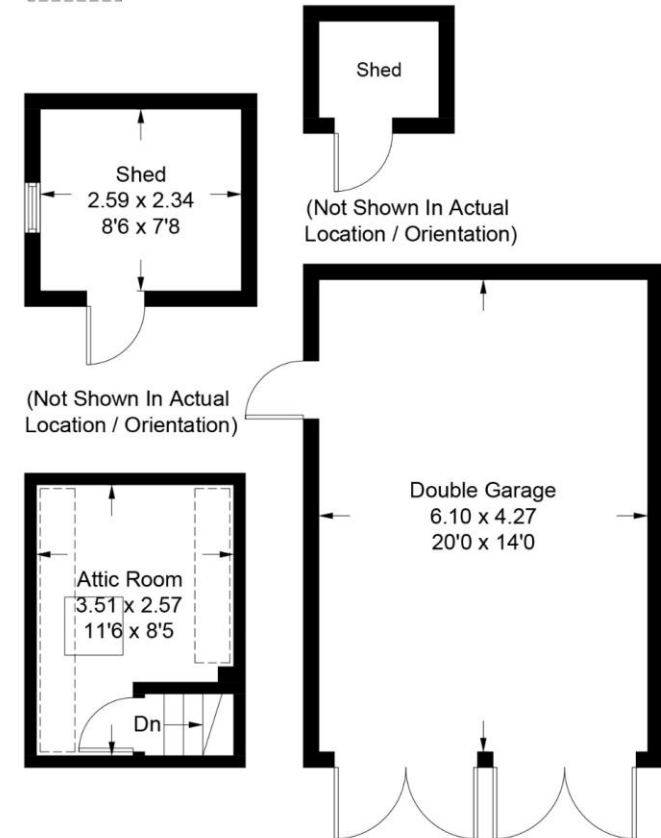
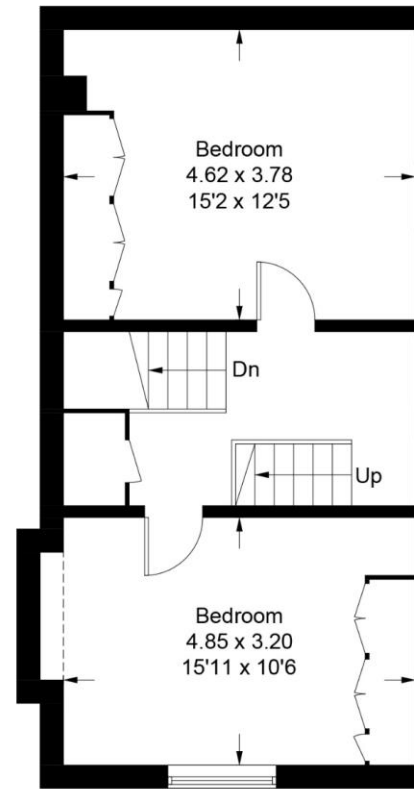
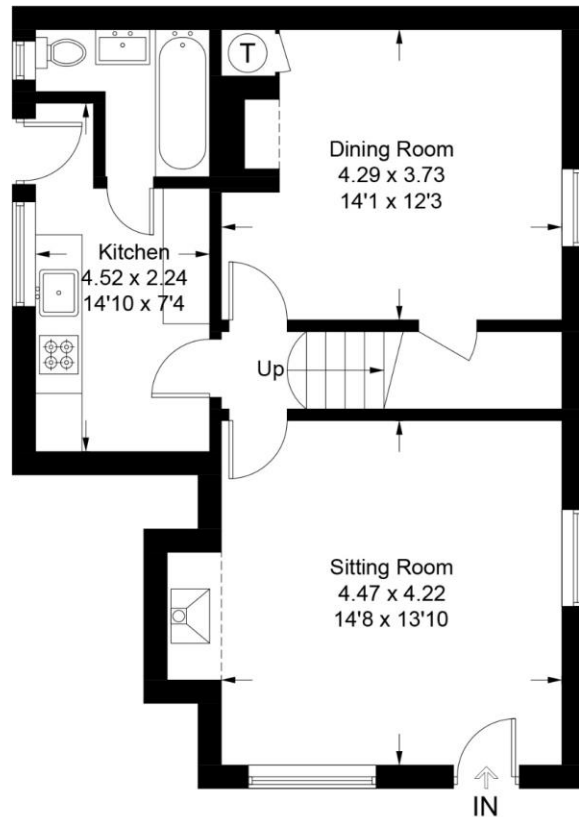


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