



Forge Hill, Aldington, Ashford, Kent. TN25



DESCRIPTION

A charming detached period home with good size garden and far reaching views towards the coast. The accommodation has been extended and offers a sitting room with glazed doors to a patio area, separate dining room with a large brick fireplace, kitchen and a breakfast room. The first floor accommodation provides a large principle bedroom with en suite bathroom, 3 further double bedrooms and a family bathroom. This attractive property also benefits from central heating, a log cabin style garden summer house with hot tub and off road parking for 2 cars within a car port to the rear of the house.

LOCATION

Originally associated with the village forge this period property is well situated close to the village centre. The attractive village of Aldington enjoys a good number of amenities including a primary school, local pub, post office store, butchers shop, cafe, village hall and parish church. The M20 motorway is accessible at Ashford and Ashford International Station provides fast trains direct to London.

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

Tenure: Freehold

EPC: Awaiting

Council Tax: Band E

Flood Risk: Very Low

Broadband: Standard and Superfast available

Mobile Phone Signal: Yes

Local Authority: Ashford Borough Council

Directions: what3words ///labels.flown.upward





Dining Room A spacious dining room with attractive exposed herringbone brickwork and exposed beams. Large brick fireplace. 3 Radiators. Integral cupboard with shelves. Timber flooring.

Sitting Room Exposed beams and recessed ceiling spotlights. Part exposed brickwork. Wood burning stove on slate hearth. 2 double leaf glazed doors to side patio

Kitchen Floor and wall mounted kitchen storage units with timber work surface and tiled splash backs. One and a half bowl sink with mixer tap and drainer. Space for a washing machine, dish washer and range style cooker. Half glazed stable door to the side.

Breakfast Room Floor and wall mounted kitchen storage units. Timber work surface with tiled splashbacks. 1.5 bowl sink with mixer tap and drainer. Space for washing machine, dishwasher and range style cooker. ½ glazed stable door to side.

Hall Under stair cupboard and exposed stonework and beams. Stairs to first floor. Room temperature thermostat.

First Floor Landing Hot water and heating control panel.

Family Bathroom White suite comprises low level close coupled wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and spray, shower. Recessed ceiling spotlights. Extractor fan. Tiled splashbacks. Shaver's socket and light. Airing cupboard housing hot water cylinder and linen shelves.

Bedroom Attractive room with exposed beams and far-reaching views. 2 x Radiator. Double glazed double leaf doors to decked area and garden.

En Suite Bathroom White suite comprises low level close coupled wc, pedestal wash hand basin with mixer tap, roll top bath and shower enclosure.

Bedroom Radiator. Access to roof void.

Bedroom Radiator. Access to roof void.

Bedroom Far reaching views. 2 radiators.

Outside The good size gardens enjoy far reaching views and are mostly laid to lawn with mature trees shrubs and borders. There is a delightful summer house sited to make the most of the views with timber deck to the front and hot tub to the side, power and lighting. A double width car port to the rear of the property provides off road parking.

Agents Note

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

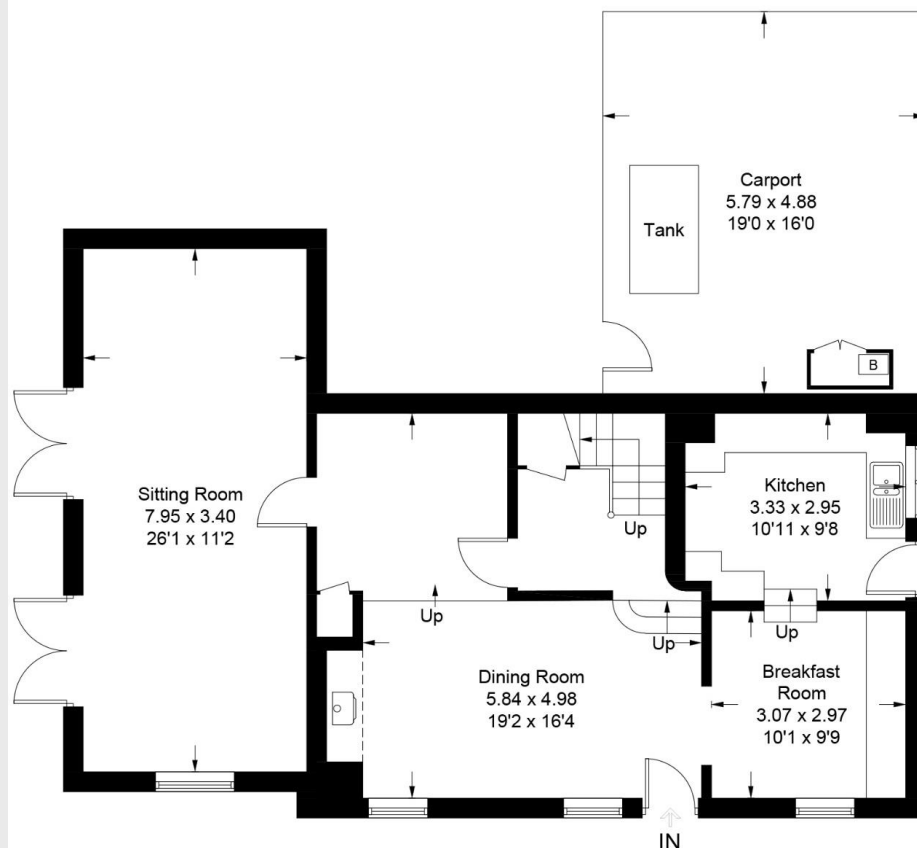
Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.



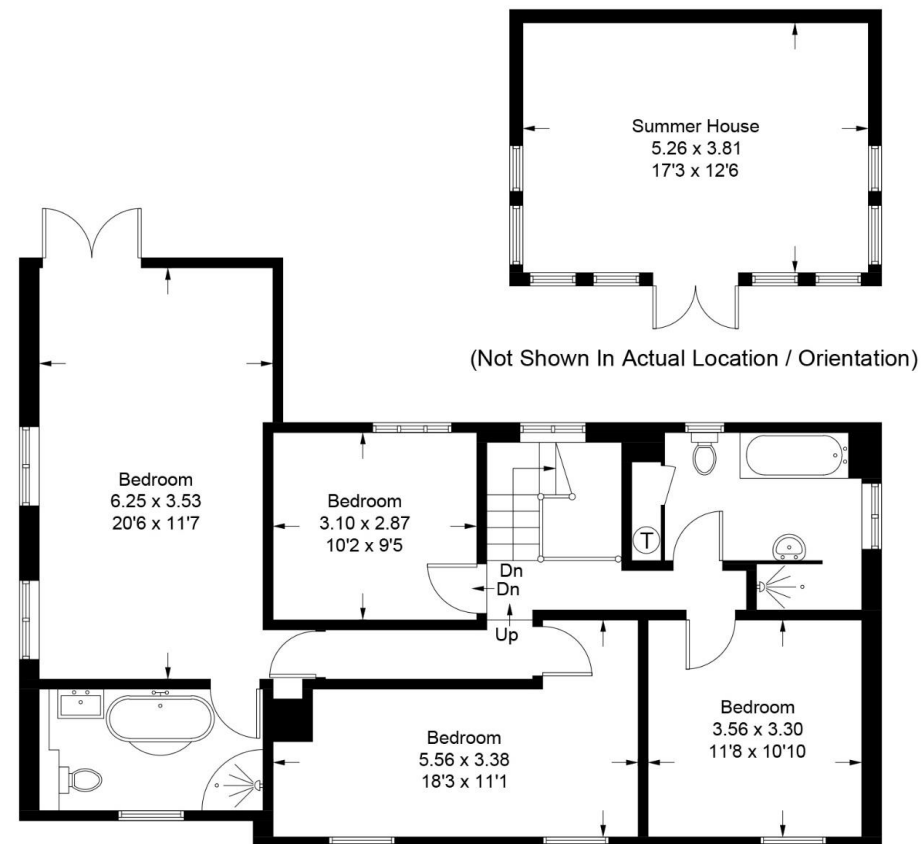




Approximate Gross Internal Area
 Ground Floor = 81 sq m / 872 sq ft
 First Floor = 83.9 sq m / 903 sq ft
 Summer House = 19.9 sq m / 214 sq ft
 Total = 184.8 sq m / 1989 sq ft (Excluding Carport)



Ground Floor = 81 sq m / 872 sq ft



First Floor = 83.9 sq m / 903 sq ft

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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