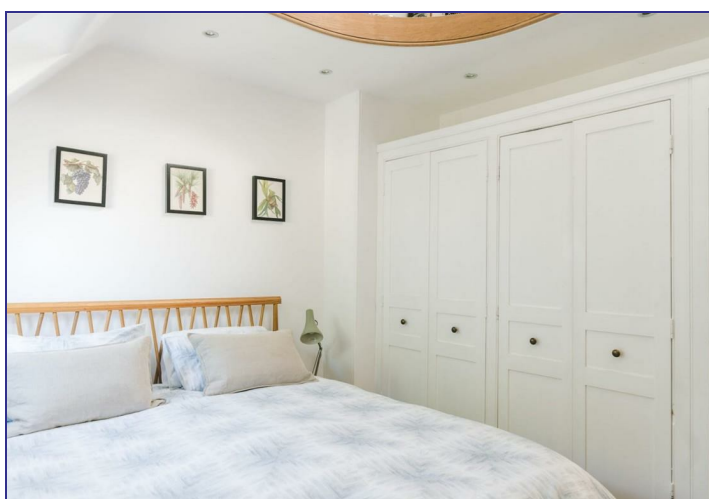


2 Station Cottage The Grove, Pluckley, Ashford, TN27 0RT  
Offers In Excess Of £375,000

GOULD  
HARRISON

Beautifully presented period cottage with bespoke country kitchen, two double bedrooms and first floor bathroom. There are many fine original features including pine floor boards and internal doors, Dering windows believed to date from 1860, the cottage has been extended in keeping and is considered to be in exceptional order throughout.



#### Panelled Front Door to:

#### Entrance Porch

With door to:

#### Sitting/Dining Room 20'4 x 11'9 (6.20m x 3.58m)

Wood burning stove set in brick fireplace, staircase to first floor with cupboard under and utility cupboard with plumbing for appliances, oak wood block flooring.

#### Kitchen 10'7 x 10'8 (3.23m x 3.25m)

Deep glazed Butlers sink, solid marble worktops with

drawers and cupboards under, wall cupboards, extractor chimney, stone flooring, full length double glazed patio doors to cottage style garden.

#### First Floor:

#### Landing

With original pine flooring and internal doors to the first floor.

#### Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

Range of built in wardrobe cupboards, downlighters, steps up to the mezzanine.

#### Bedroom Two 11'4 x 10'5 (3.45m x 3.18m)

Window to rear.

#### Bathroom 8'11 x 6'5 (2.72m x 1.96m)

With lovely roll top bath, wash hand basin, low level WC and Velux window to side.

#### Outside

Paved patio to the front with established hedge and borders.

The rear garden enjoys a sunny aspect being completely paved leading to brick store.

Pedestrian Right of Way.

#### Services

All main services are connected.

#### Tenure

Freehold.

#### Council Tax

Ashford Borough Council Band: C.

