

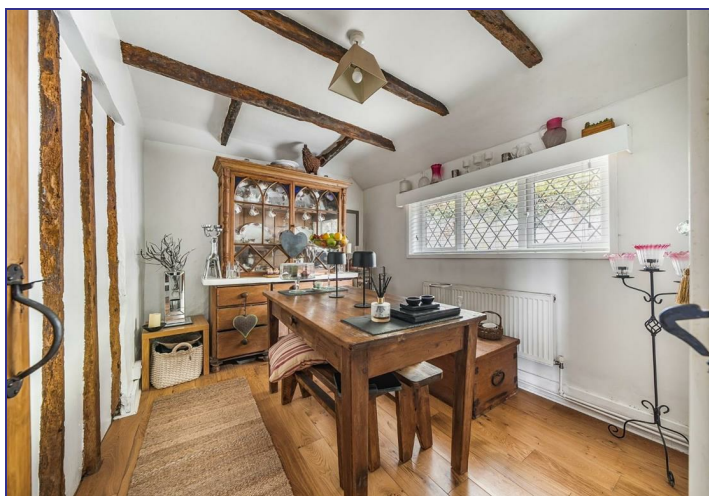


Tollgate Cottage Sandyhurst Lane, Ashford, TN25 4NS

Price £450,000

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HARRISON

Attractive single storey detached period cottage, believed to date from the 18th Century and originally the Tollgate Keepers Cottage. Good size gardens with studio, workshop and garage, ample parking, lovely oak beams and internal pine doors. The accommodation comprises entrance hall, kitchen/breakfast room, lounge, inner hall, three bedrooms, bathroom, separate studio, two stores and garage.



Panelled Front Door to:

Hallway

**Kitchen/Breakfast Room 15'11 x 8'11
(4.85m x 2.72m)**

A lovely country style kitchen with deep glazed sink unit, granite worktops with drawers and cupboards, exposed brick with wood burning stove.

Lounge 14'7 x 8'8 (4.45m x 2.64m)

Double aspect with beamed ceiling.

Inner Hall

Airing cupboard, doors to:

Bedroom One 12'6 x 9'11 (3.81m x 3.02m)

Double aspect, fireplace recess, built in wardrobe cupboards.

**Bedroom Two/Dining Room 10'4 x 8'6
(3.15m x 2.59m)**

Window to rear, built in cupboard.

Bedroom Three 9'1 x 8'0 (2.77m x 2.44m)

Window to rear.

Bathroom

Double aspect with modern white suite comprising shaped panelled bath with shower and glass splash panel, wash hand basin and low level WC.

Gardens

Lovely cottage style garden with paved terrace and lawn, leading to:

Studio 11'5 x 7'9 (3.48m x 2.36m)

Triple aspect windows.

Two Stores 6'7 x 3'10 each (2.01m x 1.17m each)

Workshop 17'1 x 9'4 (5.21m x 2.84m)

With electric light and power.

Garage 15'5 x 9'10 (4.70m x 3.00m)

Vehicular access from the A20 to further garden area with hardstanding for several vehicles.

Tenure

Freehold.

Services

Mains water, electricity and gas. Private drainage.

Council Tax

Ashford Borough Council Band: D.

