



Fold House Chambers Green Road, Pluckley, Ashford, TN27 0RH

Price £750,000

GOULD
HARRISON

Sitting in a wonderful plot of around 1.4 acres is this lovely detached home, offered for sale with no onward chain.

Set back from the road in a peaceful setting, the property offers great potential for any new owner and comprises an entrance hall, cloakroom, dining room, sitting room, kitchen, large utility room, three bedrooms, bathroom & cloakroom.

The generous driveway is accessed via a five bar gate and provides plenty of off road parking leading to a detached garage whilst additional outbuilding to be found within the grounds. Pluckley mainline station is around 3/4 of mile distant whilst the village itself offers many local conveniences.



Entrance Hall 15'9 x 8'10 (4.80m x 2.69m)

Radiator, under stairs storage cupboard housing consumer unit and electric meter, stairs to first floor, telephone point.

Dining Room 8'10 x 13'5 (2.69m x 4.09m)

Parquet flooring, double glazed windows to front and side, radiator.

Sitting Room 18'6 x 15'0 (5.64m x 4.57m)

Parquet flooring, inglenook style fireplace with oak mantle, wood burning stove.

Kitchen 13'8 x 10 (4.17m x 3.05m)

Composite 1 1/2 bowl sink with mixer tap and drainer unit, double glazed window to rear, four ring induction hob with

extractor hood and lighting above, double electric oven, built in cupboards, pantry.

Utility Room 9'4 x 8'1 (2.84m x 2.46m)

Housing the oil fired boiler, feature windows to front, door through to:

Downstairs Cloakroom

Low level WC, pedestal hand basin with localised tiling and chrome mixer tap.

Front Projection 12'6 x 4'6 (3.81m x 1.37m)

Currently houses a walk in shower, with mains shower and glazed screen, double glazed window to front, electric heated towel rail and radiator.

First Floor:

Landing

Double glazed window to front, radiator.

Bedroom 13'0 x 8'6 (3.96m x 2.59m)

Double glazed dual aspect windows, built in wardrobes, radiator.

Bedroom 10'0 x 13 (3.05m x 3.96m)

Built in wardrobes, radiator.

Bedroom 10'11 x 12'1 (3.33m x 3.68m)

Double glazed dual aspect windows, radiator, wash basin, airing cupboard housing the immersion tank.

Family Bathroom 7'0 x 6'11 (2.13m x 2.11m)

White suite comprising panelled bath with mixer tap and shower attachment, wash basin inset vanity unit with chrome mixer tap, double glazed window to rear, extractor fan and heated towel rail.

Cloakroom

Low level WC, pedestal hand basin with chrome mixer tap, double glazed window to side.

Detached Garage 9'3 x 19'0 (2.82m x 5.79m)

With pitched roof, up and over door, power and lighting.

Workshop/Outbuilding 11'11 x 17'11 (3.63m x 5.46m)

Power and lighting, Wood Store.

Gardens

A beautiful plot of around 1.4 acres with established borders hosting a variety of flowers, shrubs and trees.

Tenure

Freehold.

Services

Mains electric and water.
Oil fired heating.
Private drainage.

Council Tax

Ashford Borough Council Tax Band: F.

