



Tile Lodge Road,
Ashford,
TN27 0BY

£975,000

5 2 3 E

Hunters are delighted to welcome to the market this 5-bedroom detached Georgian farmhouse in the sought-after location of Charing Heath. Sitting on approximately 8.9 acres, a particular highlight of this home includes having two outbuildings with potential to convert STP. This ideal family home is a must view to appreciate its full potential.

Surrounded by lovely scenery and fantastic walks, the property gives you the full experience of the Kent countryside life. All local amenities are within an arm's reach, including popular country pubs, primary schools, surgeries, and shops. The property also offers easy access to London and the coast via local train stations or motorway, allowing you to get to London in as little as 38 minutes.



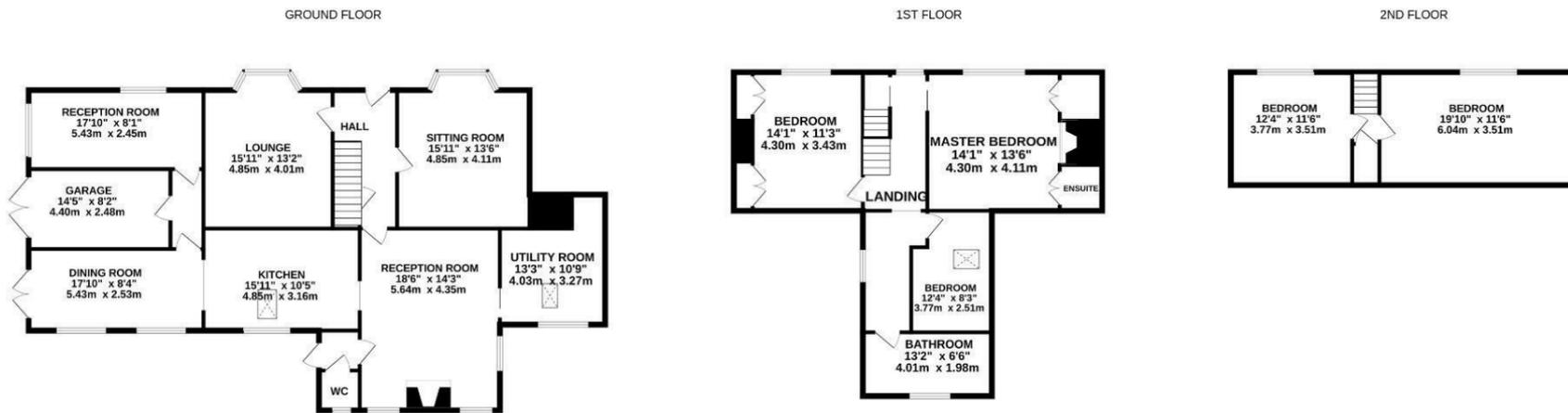
Dating back to the 1700s, upon entering the home you're welcomed by the spacious reception room with a fantastic centrepiece log burner; immediately giving you a sense of its charm and character, whilst creating a cost space to unwind of an evening. Wonder to your left and you will find the homes kitchen/diner, offering a great array of storage with wall and base units, with plenty of windows allowing the natural light to flood the room. As you dine of an evening you can gaze out of the windows and enjoy the beautiful views the garden has to offer. Adjoining the reception room, you will find the utility, giving you even more essential storage space for white goods as well as hosting the downstairs W.C. A real must have for a family home!

Doors from the kitchen lead you to the properties converted double garage, currently used for a further bedroom and storeroom. A buyer with the right eye could utilise these rooms to create a fantastic entertaining space for friends and family, truly making it the heart of the home. Through the hall you will be greeted by a further reception room/ separate dining room to the right and the homely living room to the left. Up and onto the first floor you'll find the master bedroom with an en-suite, bedroom two and three as well as the family bathroom. All rooms are spacious in size and allow ample room for free standing furniture, as well as containing fitted wardrobes. The second floor then presents you with two further bedrooms, that really highlight the character within this wonderful home, showing off the property's traditional exposed beams.

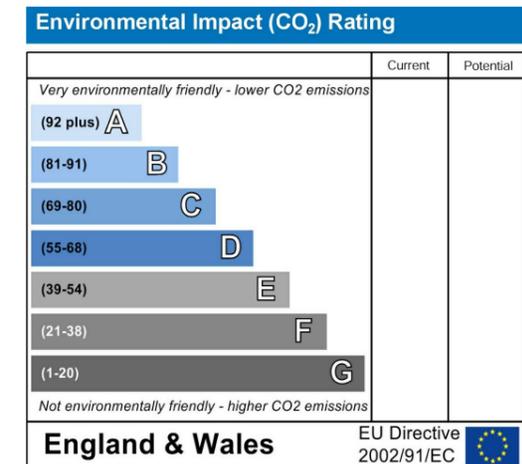
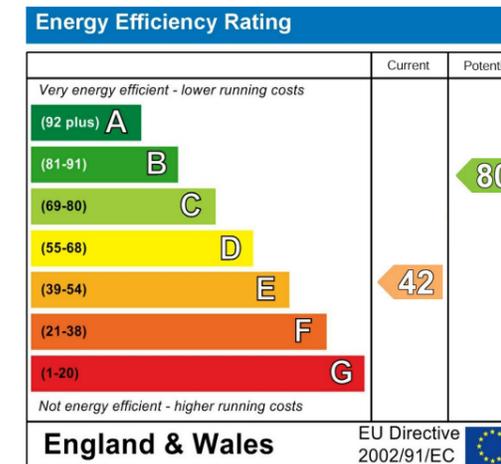
Externally, the property offers land as far as the eye can see, including laid to lawn gardens, woodlands, outbuildings, and a lake, of approximately 9.8 acres. The large woodland area allows the perfect opportunity for further investments STP, whether it be building holiday lets or glamping areas, it certainly has the space for it! Tile lodge farm was formally names after its use of making tiles from the kiln that still lies upon the land today. This coupled with the double story four port garage could have great potential for change of use as a separate dwelling or annex STP.

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- Detached 1700's Farm-House in rural-setting
- 8.9 Acres of grounds (Approx)
- 2 Substantial out-building with potential for conversion SSTP
- Grounds consisting of woodlands and a small lake
- Charing Train Station approx 1.9 miles
- Close to local amenities that Charing Heath has to offer
- A choice of 3 reception rooms on the ground floor with two brick-built fire places
- Abundance of parking for numerous vehicles
- Oil fired central heating & mains drainage
- EPC Rating: E, Council Tax Band: D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.