





# Jennings Farm Cottage Pluckely, Kent, TN27 0QL

£600,000 - OIEO



*Set near the wonderful village of Pluckley, lies this charming and fully tastefully improved 3 bedroom, Grade II listed semi detached cottage. This Pluckley property provides for some, a lifestyle change, allowing you to seek that homely rural feel, found within this peaceful countryside setting - whilst being a short drive to all of the surrounding amenities, but yet a moments wander from fantastic open-green walks that encompass you.*

*There are a number of reasons why the vendor had chosen to call this cottage home - Perhaps it's the countryside setting, or knowing just how close you are to either Ashford, Smarden, or Bethersden - a simple drive and you can find yourself meandering around cobble stone streets in Canterbury, or wandering around the Ashford outlet - whilst the convenience of supermarkets are a simple 5-10 minute drive away from your humble new home.*

*Considering Pluckley's rural setting – it certainly does allow easy journeys to amenities and handy transport links, The property is a short drive to the village centre, a historic rural village situated in a most beautiful part of the Kent countryside famous for its orchards and farmland and, in particular, being the setting chosen for the 1990's television series, "The Darling Buds of May". The village enjoys two historic pubs, Church, Post Office & General Stores, butcher's shop and a well-respected primary school. The area itself is rich in natural beauty with an abundance of public footpaths and horse riding routes, providing an amazing playground for the outdoor enthusiast.*





***If it's cottage life you're embarking on, we truly feel there's no better example than this home right here. We understand this home is thought to date back to the mid 1400's, brimming with cottage charm in every aspect. From its charming white façade, to its well kept front and back gardens, there's more than meets the eye, step inside and take a look at this home's accommodation.***

***Through the charming stable door, which leads you into the home's welcoming kitchen/dinning room, the ideal place for the family to gather, or, if you're hosting, let your family and friends spill outside when the weather is kind, as the garden found beyond the utility room is quite a size. The home offers a bespoke fitted kitchen, with contrasting granite worksurfaces found over a large array of base and wall hung units, allowing you to tackle all that comes with family life. The kitchen's focal point is its large aga found opposite the perfectly positioned table and chairs to dine at of an evening. You can tell it's a home where music has been played, bank holiday weekends have been enjoyed and more over, there's still room to add to your stamp to this all ready established family home. Step inside the welcoming family room with burning stove, it's a room that draws you here, and keeps you there, allowing all to unwind without feeling on top of one another.***

***Climb the stairs, and note that charming brickwork that the cottage exudes, you'll arrive on the landing, where there is access to all three spacious bedrooms and four piece family bath-suite. The principle bedroom again allows you to bask in that home's natural character, with exposed wood beams vaulted ceiling and plenty of space for the largest of beds, the guest bedroom offers space for another double bed as well as having a built in storage cupboard and an en-suite w/c. Across the hall, is an ample sized 3rd bedroom for a younger child. The family bathroom is a well equipped suite, with bath, separate shower and wash hand basin.***

***Externally, Wander into the garden via the rear stable door and be in touch with the outside. The plot here is truly magical, and has been landscaped over the years by the current owners, now offering a substantial patio area, large laid to lawn section with sleeper partitions with mature trees lining the boundary, encasing that real private and secluded feel. There is also access to the side, and parking to the side of the home offering space for 2/3 cars.***

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FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Tenure: Freehold  
Council Tax Band: D

- Charming character cottage dating back to circa 1400's
- Delightful Grade II listed period home
- Period features consisting of exposed beams and Kings post
- Bespoke fitted kitchen with granite work surfaces
- Driveway providing parking to side of the home
- Laid to lawn front and rear gardens
- Inglenook fireplace with multi-fuel stove, Large welcoming reception room & kitchen/diner
- 3 Spacious bedrooms, with en-suite w/c
- Oil fired Bosch dual fuel system & Septic tank system
- EPC Exempt, Council Tax Band: D

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.