





Leacon Lane, Westwell  
Leacon,  
Ashford,  
TN27 0EL  
£325,000



*Set opposite to a charming green-recreation field is this charming 2 bedroom mid-terrace cottage, which has been lovingly and thoughtfully improved over the years. This Westwell Leacon home, in Charing, provides for some, a lifestyle change, allowing you to seek that homely community feeling, found within this peaceful rural setting whilst being a moments wander from fantastic open-green field walks found adjacent to your doorstep. Since the current vendor's ownership in early 2013 - the house has had a number of improvements, making it ready for the next owner to call this place home.*

*The home is found within Charing Village, a semi rural country lane within the hamlet of Westwell Leacon, some 1.1 miles east of the larger village of Charing with its interesting mix of village shops, micropub, church, primary school and doctor's surgery. Transport links are well supported with a main line railway station in the village, providing access to London Victoria and Ashford International station which benefits from the High Speed train service to London St Pancras, with a journey time of just 37 minutes, whilst junction 9 of the M20 motorway is some 5 miles distant.*





There are a number of reasons why the vendors chose to settle in Charing - Perhaps it's the countryside setting, perfect for dog walkers! Or even knowing just how close you are to either Ashford or even Canterbury – a simple drive and you can find yourself meandering around cobble stone streets in Canterbury, or wandering the Ashford outlet - whilst the convenience of supermarkets are a simple 15 minute drive away from your doorstep.

Note the driveway providing parking to the front of the home for a single car, which is a must for all families these days. There's a path that leads you to your front door via the neatly landscaped and planted quaint frontage. This path, draws you to the entrance of the home, where you'll enter into the open plan reception room. The lounge is plentiful in floorspace, neutral in décor, with a charming multi-fuel stove. This room stretches through to the designated dining space, ensuring a modern flow throughout the home. A country-style kitchen with stylish oak-work surfaces and contrasting base & wall cabinets provide the essential space to deal with all that comes with day to day life, You will also find a generous understairs storage/larder. Finishing the ground floor well, is a cottage style bathroom. Which consists of modern bath, wash hand basin & W/C, A charming bath suite where you can soak away in the tub, or perhaps make use of the shower over, finished in a modern heritage green tile.

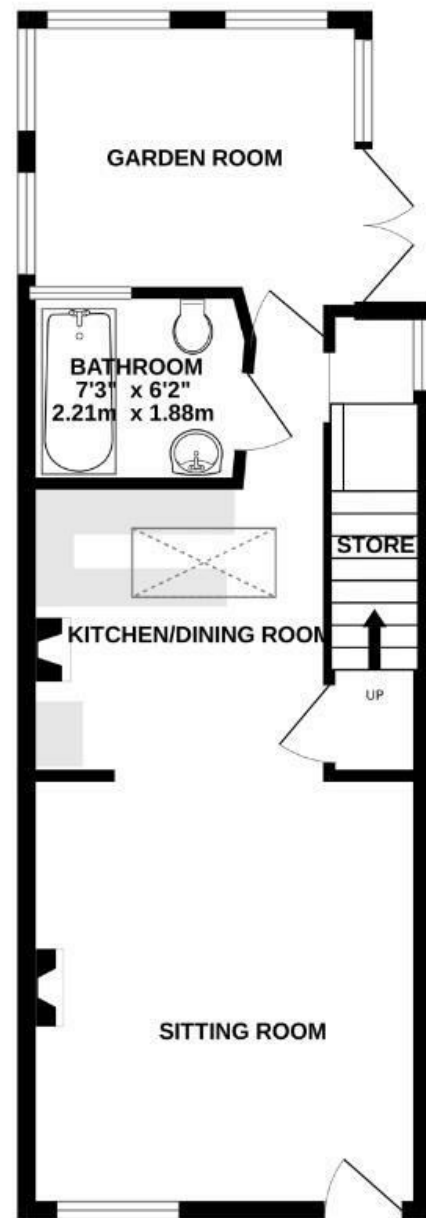
Climb the stairs and you will find the two spacious bedrooms. The 2nd bedroom is currently utilised as a 2nd reception/snug, but perfectly adequate as a guest bedroom - a cosy room which offers ample floorspace, a built in storage cupboard and a beautiful view over the garden. Now, turn your attention to the master bedroom. A room which offers yet again that comfortable peaceful sanctuary like feeling, from its window offering views over the front plot. This room is finished with another storage cupboard and space for a large double bed too.

Wander into the garden or pop open those patio doors from the sun-room 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 patio area for alfresco dining, and letting guests mingle on those long bank holiday BBQ filled weekends. At the base of the garden is a well designed separate area, which is currently home to a green-house, as well as an out-building, that once housed the traditional outside toilet, now removed, to make a useful storage area. It's a garden where you can envision yourself making memories with friends and family. We would recommend booking a viewing at your earliest possible chance, as there's so much more to see than this description can tell you!

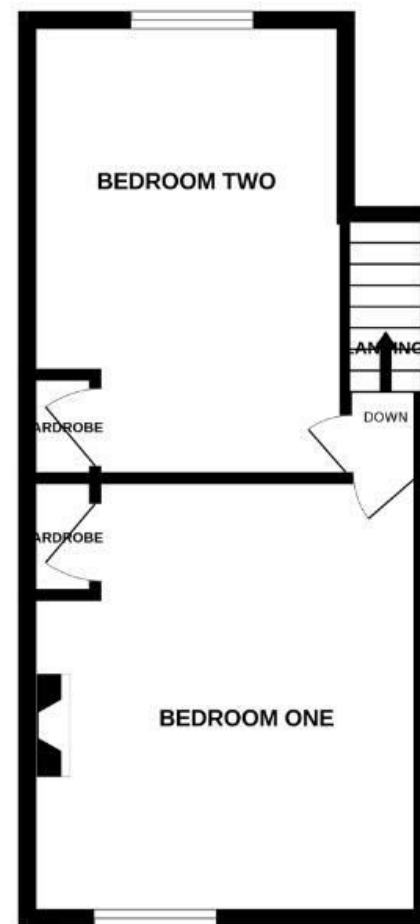
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Tenure: Freehold  
Council Tax Band: B

GROUND FLOOR



1ST FLOOR



- Delightful Victorian Cottage Home Dating back to circa 1856
- Off street parking provided by driveway at front of the home
- Cottage style rear garden with rear sun room
- Open plan entertaining 'hub' lounge/diner with multi-fuel stove
- Charming Cottage style-kitchen with integrated fridge/freezer & washer + pantry
- Gas fired central heating (combi-boiler)
- Modern ground floor bath-suite
- 2 Double bedrooms with green-outlook to front elevation
- EPC Rating: C Council Tax Band: B
- Idyllically positioned within Rural Westwell Leacon

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 errors, 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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.

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