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Faversham Road, Ashford, TN27 0NS

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£550,000

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Residing on a charming corner plot, in the well-regarded village of Charing, is this charming, detached family home. Not only does it offer a secluded garden, but parking & detached annexe too! Should it be a sizeable family home offering several delightful leafy green walks – then this home is for you.

The home is found within the sought-after village of Charing, within walking distance to two local village pubs as well as a short drive from Ashford and all its amenities too. It's easy to see why the owners have called this place for over two decades. Found at the foot of the North Downs, Charing is a quiet yet thriving village with easy access to the A20 & A28. Come on inside, don't just take our word for this home's quality.

The village of Charing is situated several miles to the north of Ashford and has its own station, school, doctors and array of local shops and facilities. The location of this home offers great access to both Maidstone and Canterbury and of course Ashford. The surrounding countryside offers beautiful walks over fields and woods.

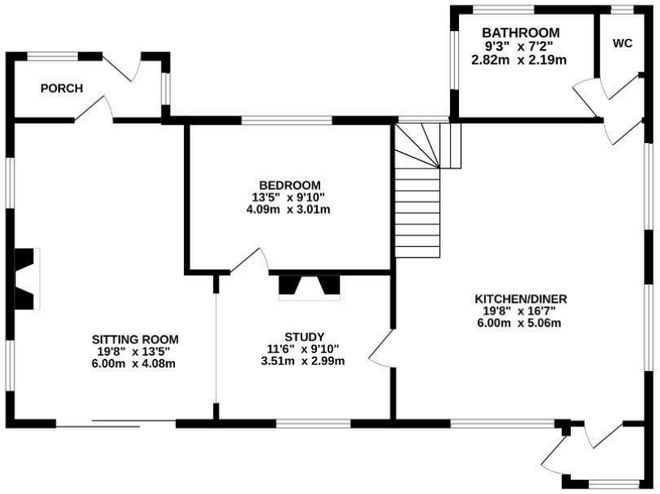
Via a handy entrance porch, the home opens into a welcoming family lounge with charming fireplace and log burning stove, ideal for those cosy winter evenings. The home offers a L shaped living arrangement, with an abundance of windows flooding the room with natural light. Separating the lounge & kitchen is a useful space with charming fireplace and parquet flooring; accessed via this opening is the 'study room/office, ideal for those that work from home, or could be utilised as a ground floor bedroom if needed. To the rear of the home is the well-appointed kitchen/diner with the oil-fired Rayburn heating system plus plenty of space for free standing appliances and a wealth of wall and base units plus food preparation space. It's an area that has been designed for family & entertaining in mind, with views into the rear garden via those wonderful patio doors. Additionally on the ground floor there is a modern bathroom, with two wash hand basin's, bath + shower cubicle as well as separate W/C, ideal for those larger families, as upstairs there is a 2nd WC, ensuring there are no queues for the loo in the morning.

Climb the stairs and you'll arrive on a landing, note the charming stain-glassed window at the top – Here, you'll find access to all 4 bedrooms. A particular highlight of this home is the stunning master bedroom, that offers dual aspect windows showcasing that leafy green outlook that encompasses you. There have been wooden shutters fitted to the windows, as well as fitted Hammonds bedroom furniture installed during the vendors time here, a smart upgrade to allow you to utilise all of that generous floor space found within. Finishing the principal bedroom well is a modern en-suite shower room, with wash hand basin & W/C. Across the hall is where you'll find the further 3 bedrooms, with bedroom 2 being an ample sized double bedroom located at the front of the home. Bedroom 2,3 & 4 all have access to the home's separate W/C on this floor as well as a handy airing cupboard on the landing.

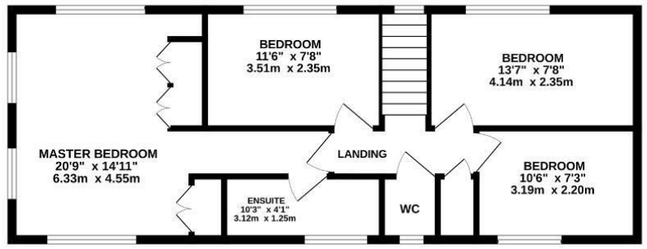
Externally, the home offers a beautifully landscaped garden that offers several established mature trees and shrubs that line the boundary providing seclusion and privacy. There is a large patio that leads from the double patio doors that offers the chance for entertaining and alfresco when the weather is kind. A small pound enhances this serene rural feeling. The front of the home provides ample parking and here is where you will find the well-appointed annexe. The annexe itself offers a spacious reception room, a usable kitchenette as well as modern shower room, perfect for those with an older child, or even considering the use generating an income should it be suitable, subject to usual consents.

Mains services connected are: Mains water & Electricity, but none have been tested by the agent. The property is heated via an Oil-Fired central heating system (1000l tank) and there are the addition of solar panels at the home. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%) Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb.

GROUND FLOOR

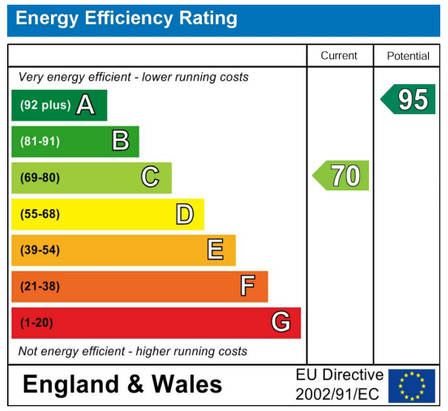


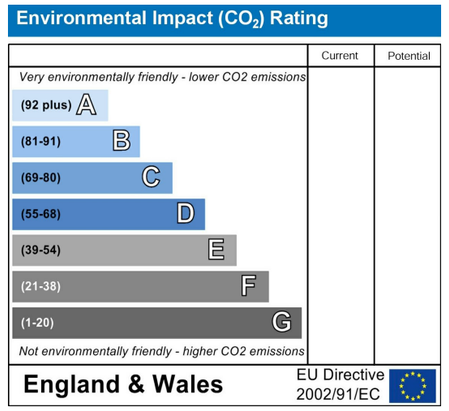
1ST FLOOR



Tenure: Freehold
Council Tax Band: F

- GUIDE PRICE: £550,000 - £575,000
- Detached annexe offering kitchenette, bedroom & shower room
- Pretty established garden with side access
- Double garage providing ample parking for a number of vehicles
- Solar panels installed feeding into tariff (National Grid)
- A choice of reception rooms + Separate study/ground floor bedroom
- Stunning principal bedroom with walk in en-suite shower room
- Siutated a short drive to Charing Train Station providing links to London
- Located within catchment area to Challock Primary Sch (Ofsted Rated outstanding)
- EPC Rating: C (70) Council Tax Band: F





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.

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