

# *The Apple Trees, Charing*

Offers in the region of: Offers In The Region Of £445,000





# ***"A 3 Bedroom, Detached Modern Home, Occupying an idyllic plot with private garden & parking."***



Nestled in the picturesque setting of The Apple Trees development in Charing. This stunning three-bedroom detached house is a remarkable example of modern living. Recently constructed by Applefield Homes, this property offers one of the finest plots within a unique enclave of just four similarly styled properties, ensuring a sense of community and exclusivity.

The heart of the home is undoubtedly the generous kitchen/diner, equipped with modern fitted appliances. This inviting space is enhanced by patio doors that open directly into the private and secluded rear garden, perfect for outdoor entertaining or simply enjoying the tranquillity of your surroundings. The family reception room, located at the rear of the property, also features double doors that lead to the garden, allowing for an abundance of natural light and a seamless connection to the outdoors.

The interior of the home is designed with family living in mind, featuring a seamless flow throughout. The principal bedroom is particularly impressive, boasting fitted wardrobes and a spacious walk-in en-suite shower room, providing a private retreat. The additional two bedrooms are also generously sized, ensuring ample space for family or guests.

The highlight of this home is without a doubt it's charming location within The Apple Tree's; located within a peaceful cul-de-sac, this home benefits from a quiet location away from the road, with convenient parking available at the front for two vehicles.

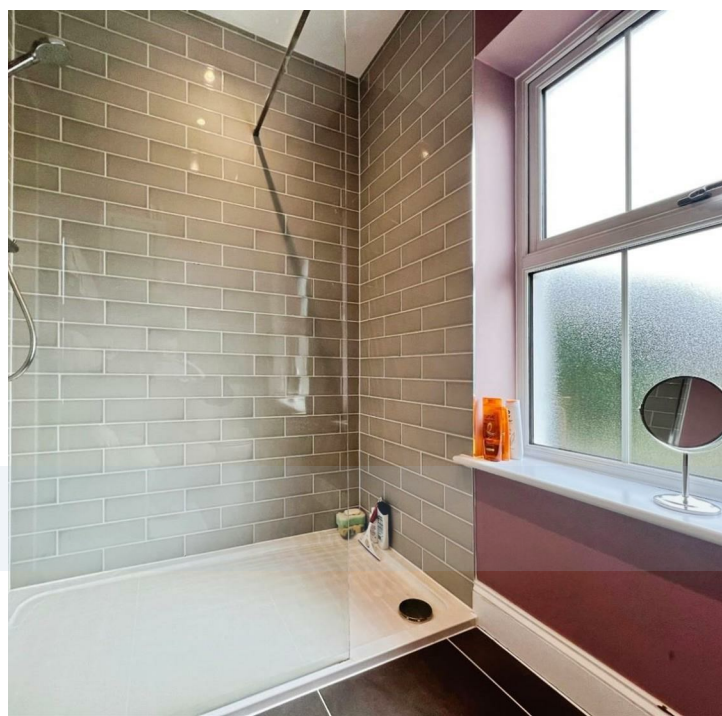
The charming village of Charing offers a delightful community atmosphere, making this property an ideal choice for those seeking a modern home in a serene setting. This exceptional residence truly embodies the essence of contemporary family living. Charing is situated several miles to the north of Ashford 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.



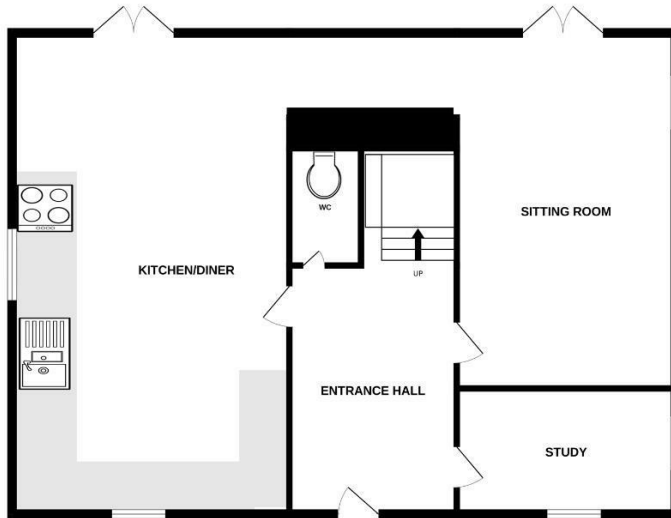
- Beautifully constructed, 3 Double Bedroom Bedroom Detached Family Home
- Upgraded kitchen/diner with fitted appliances throughout
- Purpose built ground floor study area - Ideal for home workers
- 2 Further double bedrooms, serviced by family bath suite
- Oil-fired central heating system - Off street parking (2 space)
- Fantastic position within Charing, Occupying a fantastic private plot
- Two generous reception rooms both boasting patio doors
- Charming principal suite with fitted wardrobes & en-suite shower room
- South-facing, private rear garden occupying idyllic plot
- EPC Rating: B (85) - Council Tax Band: F - Management fee: £990.00 (TBC)



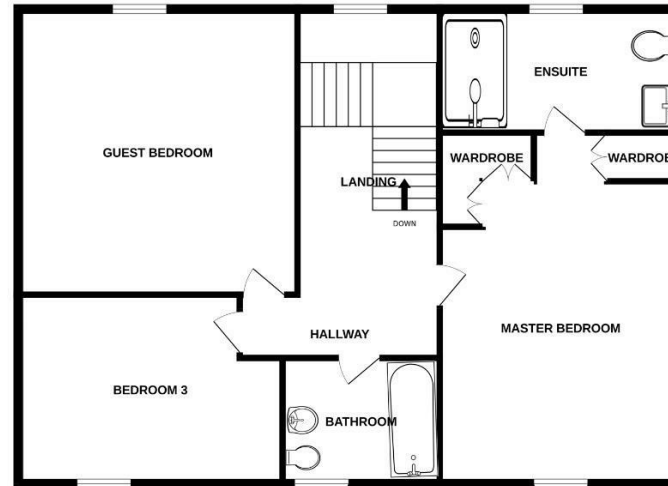




GROUND FLOOR



1ST FLOOR



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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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**Viewings.** Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information. **Valuations.** For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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