



Hamstreet Road, Ruckinge, Ashford, TN26 2NR

- Detached, Period, Four-Bedroom Home set within a 5 acre plot (TBV)
- Enjoy beautiful far-reaching views to both the front and rear, offering complete rural tranquillity
- Expansive gardens and grounds providing ample space for children, pets, and outdoor lifestyle living.
- Located in a peaceful semi-rural setting, while still within easy reach of local amenities and transport links.
- Oil fired central heating system & Cesspit (Waste-water)

- Detached one-bedroom annexe, perfect for multi-generational living or an ideal income stream
- Spacious and versatile accommodation ideal for growing families over 2 floors
- Large driveway and generous parking for multiple vehicles, with detached garage & outbuildings
- Potential for equestrian usage & multi-generational living
- EPC Rating : E (48) - Council Tax Band: E

Asking Price £1,000,000



A Distinguished Double-Fronted Country-Side Home with Detached Annexe.

Set within a substantial plot in a desirable semi-rural Hamstreet location.



The home: Set within a substantial approx. 5 acre plot in a desirable semi-rural Hamstreet location. Occupying an impressive acreage in the sought-after semi-rural village of Ruckinge, this substantial detached family home exudes timeless charm and understated elegance. Double-fronted in design and rich in character, the property offers a perfect blend of traditional craftsmanship and modern family comfort. The main residence boasts a choice of 3 comfortable reception rooms and a expansive kitchen/diner that is located toward the rear of the home, as well as the important ground floor W/C. Upstairs, are four spacious double bedrooms, each offering a sense of calm and proportion, with the principal bedroom boasting a breath-taking view-point of the substantial grounds via the balcony access from within the bedroom. The family bathroom services all bedrooms, as well as offering a separate W/C too. Externally, this home excels, and sets itself apart from the rest. Set within expansive, well-tended grounds, the property enjoys a wonderful sense of privacy and space, with far-reaching views across the surrounding countryside. Mature gardens, generous parking, and scope for outdoor living complete this rare opportunity to acquire a distinguished home in a truly idyllic setting.

Detached One-Bedroom Annexe With Stunning Rural Outlook



This charming detached one-bedroom annexe sits within the grounds of a glorious period farmhouse on the outskirts of sought-after Hamstreet, surrounded by far-reaching field views that create an exceptional sense of peace and privacy. Beautifully presented and fully self-contained, the annexe offers a bright living space, fitted kitchen, comfortable double bedroom, and modern shower room. With its own private entrance and outlook over open countryside, it feels wonderfully independent while still benefiting from its position on a spacious, established plot. Versatile and ready to use, this annexe is ideal for multi-generational living, providing independence for a relative while keeping them close by. Equally, it offers a superb income opportunity, perfectly suited for Airbnb or long-term letting thanks to its layout, setting, and proximity to local village amenities and transport links. Further to this, there is also a detached garage, with electric roller door, boasting side access & UPVC's windows too. A rare blend of flexibility, character, and rural tranquillity—this annexe adds tremendous value to an already exceptional property.

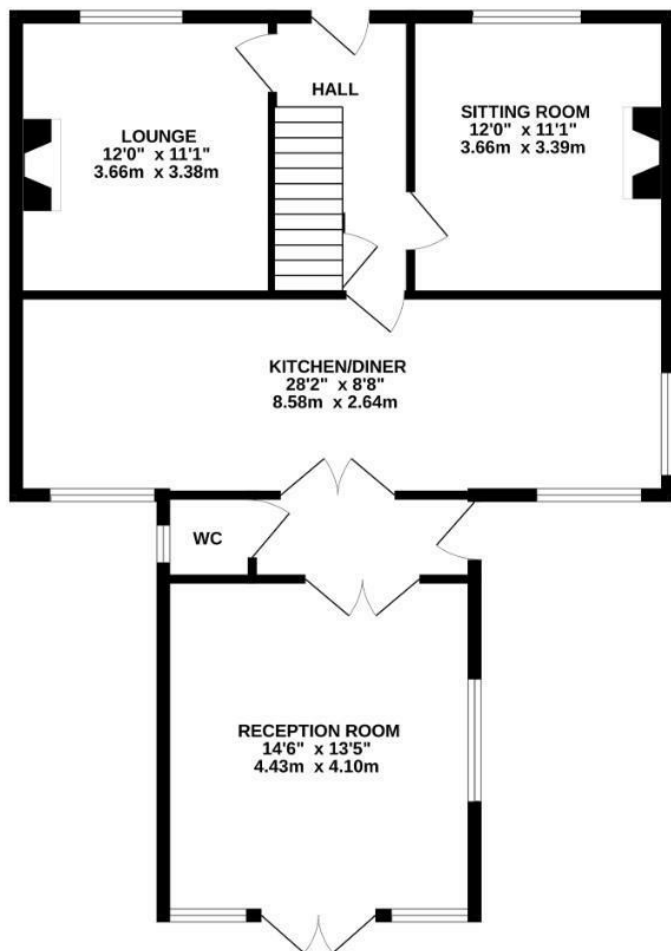
Location: Where Am I? : Ruckinge, Ashford – A Beautiful Semi-Rural Escape

Ruckinge is a picturesque, semi-rural village set within the rolling countryside of Ashford, Kent. Known for its peaceful atmosphere and charming character, the area offers a perfect balance between idyllic country living and convenient access to modern amenities. Surrounded by open fields, ancient woodland, and scenic walking routes, Ruckinge is ideal for anyone who loves nature, outdoor pursuits, and a slower pace of life. The village itself features a friendly community, historic architecture, and a traditional village pub, all contributing to its warm, timeless feel. Despite its tranquil setting, Ruckinge is just a short drive from the thriving town of Ashford, with high-speed rail links to London and a wide range of shopping, dining, and leisure facilities. Nearby villages such as Hamstreet provide everyday essentials, local schools, and further community services. Offering beautiful scenery, a strong rural charm, and excellent connectivity, Ruckinge is a truly desirable location for those seeking both serenity and convenience. Perfectly positioned within easy reach of Hamstreet's village amenities and transport links, this remarkable property offers the best of both worlds — rural tranquillity and modern convenience — making it an exceptional family residence or country retreat.

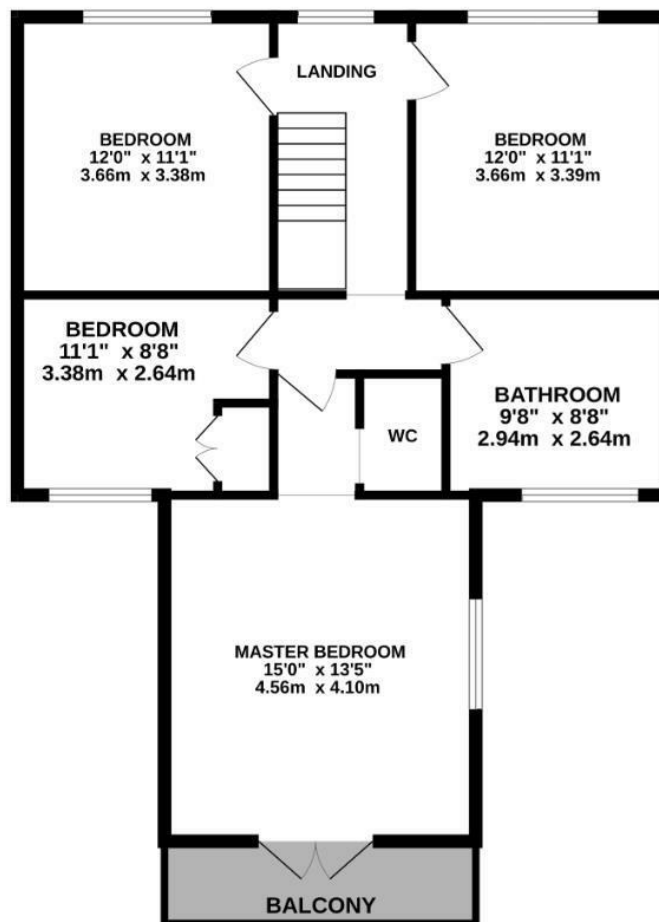




GROUND FLOOR



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Particulars are intended to give a fair and description of the property but no liability for any inaccuracy or error can be held and do not constitute an offer or We have not tested any services or systems (including central heating if fitted) mentioned in these particulars and the services are advised to satisfy themselves as to the condition and condition. If a property is required at any time there may be additional charges for any switched on or disconnected or drained services or systems - All measurements are approximate.

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