

Hegg Hill, Smarden, Ashford, TN27

Approximate Area = 1257 sq ft / 116.7 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Outbuildings = 205 sq ft / 19 sq m  
 Total = 1527 sq ft / 141.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Simon Miller & Company. REF: 1150489

HEGG HILL COTTAGE

HEGG HILL

SMARDEN

TN27 8NX

GUIDE PRICE £600,000 - £625,000

FREEHOLD

EPC REPORT: D



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



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This charming, detached chalet style home is located on the edge of this popular village and offers well presented, flexible accommodation over two floors. The ground floor offers a spacious dual aspect lounge, modern fitted kitchen/dining room, third bedroom and ground floor shower room, with the dual aspect study providing a staircase leading to the first floor landing, with a quality four piece bathroom suite and two further double bedrooms.

#### Property Features

- Detached Weatherboard Chalet Style Home
- Dual Aspect Lounge
- Modern Kitchen/Dining Room
- Ground Floor Shower Room & Family Bathroom
- Exceptional, Mature Rear Gardens
- Double Glazed Throughout
- Paved Parking For Four Cars
- Three Bedrooms



Outside, the block paved driveway provides off street parking for up to four cars, with paved pathway to the front door with lawned gardens to both sides. The exceptional rear gardens extend to approximately 280 ft overall, with various outbuildings three with electricity and one of which has running water, making this an ideal workshop or hobby room. With mature flower beds, shrubs and trees, there is a hedge screen alongside offering views over neighbouring fields beyond.

The historic village of Smarden offers a Church, village hall, well regarded Primary School, park, a village shop and butcher's as well as three popular pubs. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline train services with direct access into London Charing Cross.

**MATERIAL INFORMATION:** Freehold, Council Tax Band (G), EPC Report (D), Broadband (Standard, Superfast & Ultrafast)

