

## 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 | Total = 1527 sq ft / 141.7 sq m | Total = 1527 sq ft / 141.7 sq m | For identification only - Not to scale | State | State

Certified Property
Hosting Resource with RICS Property Measurement Standards incorporate international Property Measurement Blandards (MPAZ Residential). O richecom 2024.
PROPERTY Produced for Simon Miller & Company. REF: 1150499







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## 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.

## HEGG HILL COTTAGE

**HEGG HILL** 

**SMARDEN** 

**TN27 8NX** 

GUIDE PRICE £600,000 - £625,000

**FREEHOLD** 

EPC REPORT: D



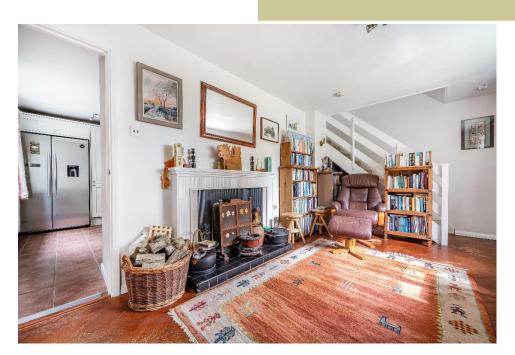


This charming, detached chalet style home is located on the edge of this popular village and offers well presented, flexible accommodation over two floors. The ground floor offers a spacious dual aspect lounge, modern fitted kitchen/dining room, third bedroom and ground floor shower room, with the dual 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)



