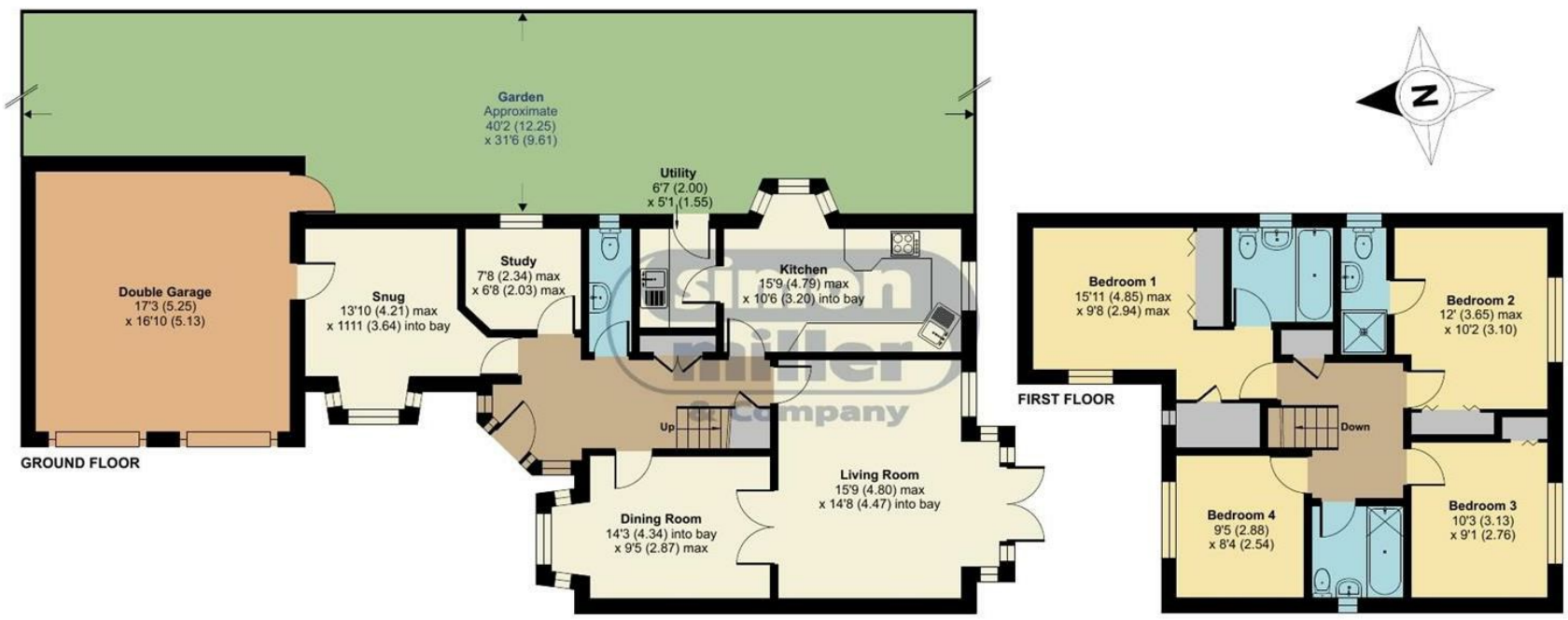
9 Mansion House Close, Ashford, TN27 8DE

Guide Price £600,000
EPC RATING: C

Mansion House Close, Biddenden, Medway Street, Ashford, Biddenden, TN27

Approximate Area = 1555 sq ft / 144.4 sq m
Garage= 290 sq ft / 26.9 sq m
Total = 1845 sq ft / 171.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Simon Miller & Company. REF: 1388271

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Offered chain free and located in this quiet cul de sac, moments from the heart of the village is this deceptive, detached, family home. Offering four reception rooms, including spacious living room, dining room, study and snug, the property boasts a modern kitchen/breakfast room and cloakroom whilst upstairs, the main bedroom offers an en-suite bathroom and dressing area, with a further en-suite to the second bedroom, with the remaining two double bedrooms being served by a family bathroom.

Outside, there is parking to the front for three cars in front of the integral double garage, with the benefit of an EV charging point between, and to the rear, a mature private garden, with block paved patio and pathway leading beside the house, lawned garden with mature shrubs and a gravel seating area to the rear.

Mansion House Close is a popular cul de sac, within close walking distance of the centre of the village, which offers a popular Primary School, public house, convenience store, award winning restaurant, tea rooms and Post Office, with Chart Hills Golf Club also close by. The village of Headcorn is only a short drive or bus ride away, with its range of independent shops and restaurants and mainline train station with regular services into London Charing Cross while the larger town of Tenterden is just under 5 miles away, with its greater range of shopping and leisure facilities including Waitrose and Tesco supermarkets. We understand the property is also within the Cranbrook School catchment area.

MATERIAL INFORMATION

Freehold
Council Tax Band **G**
EPC Report **C**

• GUIDE PRICE £600,000 - £650,000 • Deceptive Detached Family Home, Four Bedrooms • Offered Chain Free • Two En-Suites & Family Bathroom • Integral Double Garage • Kitchen/Breakfast Room • Village Cul De Sac Location • Off Street Parking • Mature Private Rear Garden • Four Reception Rooms

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 the 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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