



Sweet Apple Tamley Lane, Hastingleigh, Ashford, TN25 5HW

Price £695,000

GOULD  
HARRISON

Surrounded by beautiful undulating countryside this delightful detached home comes to the market for the first time in 40 years.

Set in a stunning plot of around 1.3 acres (TBV) plot with many established fruit trees, the property offers four bedrooms, two bathrooms, three reception rooms and kitchen. A detached double garage and driveway provides plenty of off road parking and storage with the Inglenook fireplace and far reaching views from the end of the garden further benefits of note. Perfect for someone looking to improve to their own individual taste and offered for sale with no onward chain.



## Hastingleigh

Hastingleigh sits high up in the rolling plateau of the North Downs above the North Downs Way and above the Pilgrims Way which runs along the Kent Downs escarpment. To the north is the road through Waltham village to Canterbury 10 miles away, to the south east is the village of Brook and the rural road on to Ashford 9 miles away. The nearest village with shops and schools is Wye, just 3 miles west along and down the ridge of the Downs. Wye is also the nearest station with trains to Canterbury and to Ashford and on to London.

Mentioned in the Domesday Book, Hastingleigh was on one of a number of north south routes connecting Canterbury with the old Saxon shore line port at Lympne. A little way outside the village is the Church of St Mary's – worship in this magically peaceful place is recorded from the 1200's.

Hastingleigh is a well kept rural village and a vibrant community complete with its pub – The Bowl Inn; its village pond and a village hall for its many clubs and societies, almost hidden away in the quiet folds of

the Kent Downs. Hastingleigh has many links with the neighbouring villages of Elmsted, Waltham, Petham and Bodsham including for its church, clubs and societies and local primary school.

### Entrance Porch

Double glazed panel door to front, double glazed windows to side, doors to:

### Dining Room 11'7 x 10'2 (3.53m x 3.10m)

Double glazed window to front, radiator, inglenook fireplace.

### Sitting Room 11'7 x 9'2 (3.53m x 2.79m)

Double glazed window to front, radiator, inglenook fireplace with solid fuel burner.

### Kitchen 14'11 x 9'6 (4.55m x 2.90m)

Double glazed window to rear and side, double glazed panel door to rear, ceramic sink, range of matching wall and base units, electric hob with extractor hood, eye level electric oven, integral microwave, integral fridge, floor standing oil fired boiler, tiled floor.

### Bathroom

Double glazed window to rear and side, step in shower, wash hand basin in vanity unit, low level w/c, cupboard, cupboard with space and plumbing for washing machine, tiled floor.

### Lounge 19'2 x 13'1 (5.84m x 3.99m)

Double glazed windows to front rear and side, two radiators, stairs to first floor.

### Inner Hallway

Double glazed panel door to side, stairs to first floor.

### Landing

Eaves storage, hatch to loft space, doors to:

### Bedroom 12'2 x 10'8 (3.71m x 3.25m)

Double glazed window to front, radiator.

### Bedroom 12'3 x 10'5 (3.73m x 3.18m)

Double glazed window to front, radiator, walk in wardrobe, door to bathroom.

### Landing

Double glazed window to rear, doors to:

### Bedroom 9'4 x 7'7 (2.84m x 2.31m)

Double glazed window to front, radiator, built in cupboard.

### Bedroom 9'9 x 8'2 (2.97m x 2.49m)

Double glazed windows to front and side, two built in cupboards, radiator.

### Bathroom

Double glazed window to rear, white suite comprising of panelled bath, low level WC, pedestal wash hand basin.

### Gardens

An overall plot of around 2 acres laid in part to lawn with a wealth of impressive, long established fruit trees and shrubs including 23 damson trees, apple trees, Greengage, plum trees, mature pear trees, sweet chestnuts and blackberries perfect for the green fingered purchaser looking to create something special.

### Double Garage

Driveway providing plenty of off road parking leading to a detached double garage with twin up and over doors.

### Tenure

Freehold.

### Services

Mains water and electricity. Private drainage.  
Oil fired heating.

### Council Tax

Ashford Borough Council Band: F.

