

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Simon Miller & Company. REF: 1411155



**Ciderworks, Bell Lane, Smarden, Ashford, TN27**

Price Guide £350,000  
EPC RATING: C

**3 Ciderworks Bell Lane, Smarden, TN27 8FS**





This stunning bungalow is tucked away in this exclusive development of individual homes, built in 2021 and is presented in exceptional condition throughout. Offering generous living space, this surprising property offers under floor heating throughout supplied by an air source heat pump, has a spacious lounge/dining room, with bi-fold doors to the garden and skylight over the dining area, kitchen/breakfast room with a range of cabinetry and featuring a vaulted ceiling. With two double bedrooms, the property also offers a luxurious three piece shower room with walk in shower.

Outside, the property offers allocated parking for two cars, with an electric car charging point ready to be set up and to the rear, 130 foot garden, with a paved patio and gravel path with lawn to both sides leading to a further paved patio area to the rear.

Located moments away from the Smarden Bell pub, the historic village of Smarden offers a Church, village hall and playing field, a well regarded Primary School, park, a village shop and post office and butcher's as well as two other 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, regular mainline train services with direct access into London Charing Cross.

## MATERIAL INFORMATION

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



• GUIDE PRICE £350,000 - £375,000 • Unique Two Bedroom Bungalow • Exclusive Modern Development of Homes • Air Source Heat Pump with Under Floor Heating & Solar Panels • Large Rear Garden • Lounge/Dining Room • Kitchen/Breakfast Room with Vaulted Ceiling • Allocated Parking for Two Cars with EV Charging Point • Semi-Rural Village Location • Close to Popular Local Pub

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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