



## Gibbs Hill, Headcorn

Guide Price **£550,000 - £575,000**



**\* Guide Price £550,000 - £575,000 \*** *Please quote BA1139 when calling.*

This wonderful family home is very well-presented and has a bright and airy feel. On entry the hall leads to a well-equipped kitchen and breakfast room; a very generous dual-aspect living room boasting a feature electric fireplace and patio doors to the rear; a downstairs WC; and to a dining room with patio doors leading to the conservatory. Upstairs there are four generous bedrooms - three with in-built storage; an airing cupboard; plus a family bathroom with walk-in shower.

Externally, the property is situated in a generous plot with a substantial block-paved driveway, landscaped rear-enclosed garden and double garage. The garage is walled down the middle with soundproofing on one side and an interconnecting door making this a perfect space for those with large storage needs or to adapt for home businesses or as a potential office space.

**Location:** Gibbs Hill is conveniently located just on from Headcorn High Street. Headcorn is a large and well-connected village set within the attractive Kent countryside, offering a balance of rural charm and everyday convenience. The village centre is focused around a lively High Street, which provides a wide range of local amenities including independent shops, bakeries, butchers, cafés, convenience stores, pubs, and professional services. Community facilities such as a post office, library, medical practice, and pharmacy support daily life, while the historic parish church of St Peter and St Paul sits prominently near the centre, contributing to the village's character and sense of heritage.

The village is particularly well-regarded for its transport links, with Headcorn railway station a walkable distance (0.3 miles away) and providing direct services to London, Ashford, and the Kent coast. Easy access to the A274 and nearby motorway connections ensures good road links to Maidstone, Tunbridge Wells, and beyond. Local amenities include well-rated schools, medical facilities, sports clubs, and nearby Headcorn Aerodrome, which hosts regular events and markets,







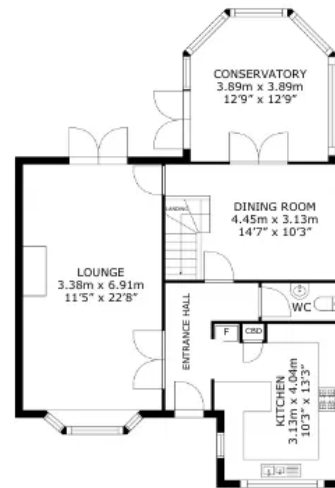






## 2 GIBBS HILL, HEADCORN, ASHFORD, TN27 9UD

Total Internal Area Excluding Garage: 1294.4 Square Feet (120 Meters Squared)

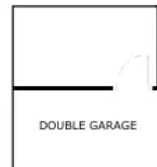


**GROUND FLOOR**



**FIRST FLOOR**

**DOUBLE GARAGE**



GROUND FLOOR : (747.9 sq.feet)  
FIRST FLOOR : (546.5 sq.feet)  
TOTAL INTERNAL AREA: (1,294.4 sq.feet)

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