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Farms and Land

The Boat House Bonnington

RURAL LAND AND PROPERTY

The Boat House

Bonnington, Ashford, Kent TN25 7BN

A spacious detached 4 bedroom house, requiring refurbishment and modernisation, enjoying country views and situated in a delightful rural location within easy reach of local villages and schools, Ashford, The M20 (Jct 10) and the International Passenger Station and providing approx. 2,600 sq.ft. of accommodation which includes generously proportioned rooms and bedrooms.

About 0.3 of an acre

Guide Price: £380,000 - £400,000



Accommodation

- 4 Bedrooms • Bathroom • Sitting Room • Hall
- Porch • Shower Room • Kitchen • Dining Room • Side Entrance Hall • Study • Boiler Room • Double Garage

Communications

- Ashford/M20 (Jct 10) – 6/7 miles
- Hythe – 4 miles
- Tenterden – 11 miles
- Aldington – 1.5 miles



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Note: Many parts of the boundary fences now require attention having become dilapidated in recent years.

Services

Mains water and electricity, Calor gas fired boiler, private drainage.

Viewings

All viewings are strictly by appointment through Hobbs Parker Estate Agents (**Ref: F2509**).

Directions

In Aldington village take the turning into Forge Hill next to the Walnut Tree pub and head south to the bottom of the hill. At the junction take the left turn into Boat Lane and then take the next right turn towards Bilsington/Hamstreet (B2067). Proceed for just over a quarter of a mile and The Boat House will be found on the left hand side.

Situation

The Boat House is conveniently located to the south of Bonnington and Aldington villages offering excellent communication links to Ashford, the International Passenger Station and the M20. The property also has good access to Hythe to the east and Tenterden to the west, both via the B2067. Aldington village benefits from good local amenities including a public house, a village hall with tennis courts, post office and food stores as well as a primary school.

There are excellent opportunities in the area for walking and cycling around some beautiful countryside including the Romney Marsh.

The Boat House

The house is understood to have been built in the late 1970's and previously formed part of the adjoining growing nursery. Originally subject to an Agricultural Occupancy Condition, this was removed in the early 1990's. The house offers spacious accommodation and now requires refurbishment and modernisation.

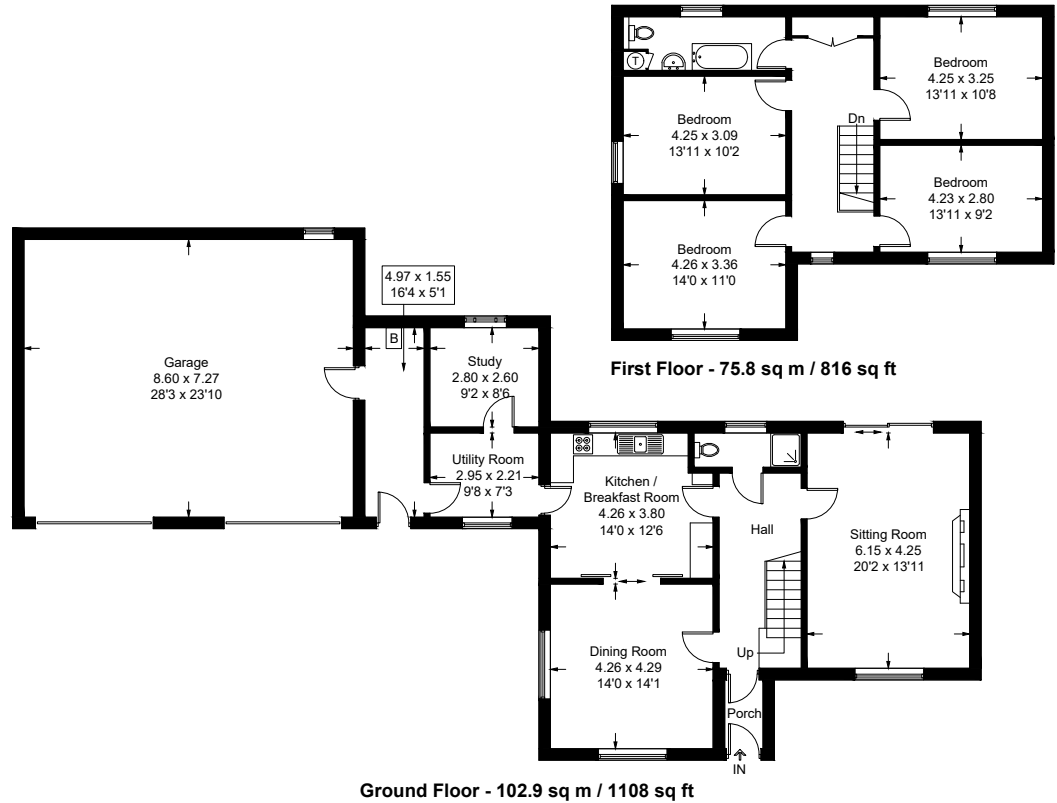
Gardens

To the front of the house is a large tarmac entrance drive providing parking and turning for several vehicles together with a grassed area planted with coniferous and deciduous trees which help screen the property from the road.

To the rear is a south facing and private garden which has recently been cleared having become overgrown in recent years. The Calor gas storage tank is located to the rear of the garage area.



The Boat House, Bonnington



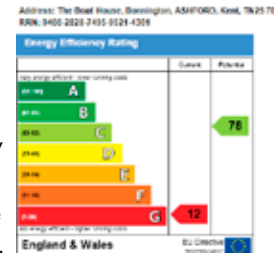
Approximate Gross Internal Area = 178.7 sq m / 1924 sq ft
 Garage = 62.4 sq m / 672 sq ft
 Total = 241.1 sq m / 2596 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID513337)



Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

Equestrian properties require specialist expertise and very specific marketing. To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I grew up owning and riding horses and have spent the best part of 25 years of my working life dealing with equestrian properties. I am definitely best placed to help in this respect.

The first few weeks of marketing your house are vitally important.

Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Equestrian Properties, Country Houses, Ashford Homes, The Villages and Tenterden Homes with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



James.

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