

21 THE CHANTRY,
HEADCORN, KENT TN27 9TF

EST 1900

Lambert & Foster



HEADCORN MLS AND HIGH STREET 0.4 MILES | JCT 8 M20 0.4 MILES | LEEDS VILLAGE 8.5 MILES
MAIDSTONE 10.5 MILES | TENTEREDEN 9 MILES

21 THE CHANTRY, HEADCORN, KENT TN27 9TF

An individual, detached 'executive style' five bedroom (four en suite) three/four reception room family home, circa 3200 ft² by Clarendon Homes circa 2009, complemented by front and rear landscaped garden enjoying a southerly aspect, ample vehicle parking including a detached double garage, set within this popular cul-de-sac, a convenient central village location, a level walk of the high street amenities.

GUIDE PRICE £1,085,000 FREEHOLD





SITUATION

21 The Chantry is situated within this favoured cul-de-sac with nature area including pond, a level walk of the high street and the good day-to-day amenities including Sainsbury's local, Costa Coffee, post office, butchers, take aways and independent shops, primary school and church. A mainline station provides fast and frequent services to London, Charing Cross travelling time 65 minutes. Excellent educational facilities are available within the area in both the state and private sectors, in particular Sutton Valence independent school at Sutton Valence and grammar schools in Maidstone with connecting bus routes. The historic Cinque Ports town of Tenterden with its tree-lined high street provides a comprehensive range of amenities and professional services. Historic Headcorn aerodrome with museum and Spitfire, often seen flying over the area in the summer months.









DESCRIPTION

21 The Chantry is a well presented, individual, detached 'executive style' home, a one-off build by Clarendon Homes replacing the original farmhouse, that owned the land for this residential development built by Rydon Homes in 2007/2008. This super family home, extending to approximately 3200 ft² presents elevations of brick and tile hanging set with UPVC double glazed leaded light windows and doors, beneath a pitched and hipped tiled roof.

The very well proportioned accommodation is arranged over two floors with a range of features including oak joinery comprising the staircase, engineered floors and internal doors. From the impressive entrance hall with tiled floor, doors lead off to the drawing room with inglenook style fireplace housing a wood burning stove with oak mantle, a double aspect incorporating feature bay window to front. Double doors opening through to the orangery with double glazed windows and doors, a tiled floor and pleasant outlook enjoyed over the rear garden.

A separate sitting room has a feature bay window to front. A study also enjoys an aspect to front. A particular feature is the triple aspect, open plan, kitchen/breakfast/family room. The kitchen area is fitted with a range of oak fronted units and granite worktops, integral appliances include range Rangemaster cooker with electric ovens and gas hob, Bosch dishwasher, wine fridge, plumbed American-style fridge/ freezer, pull-out larder style cupboard, ceiling down lamps and double doors leading out and overlooking the rear garden. A useful utility room has space and plumbing for washing machine space, space and an electric point for tumble dryer and a fridge freezer, water softener, base level fitted cupboards and storage shelving.

Arranged over the first floor, feature galleried landing are five double bedrooms including a main suite with walk-in dressing room and an en suite fitted bathroom with a white suite including integrated wc, bidet, wash hand basin, cupboards and drawers, a panelled bath and a separate shower with Aqualisa power shower. Guest bedroom two, has built-in wardrobes and a feature bay window, bedroom three has a walk in, under eaves wardrobe, bedrooms four and five have built-in wardrobes. All the bedrooms except bedroom five have en suite shower rooms. A separate family bathroom is fitted with a white suite and includes a panelled bath and a separate shower.

GARDENS AND GROUNDS

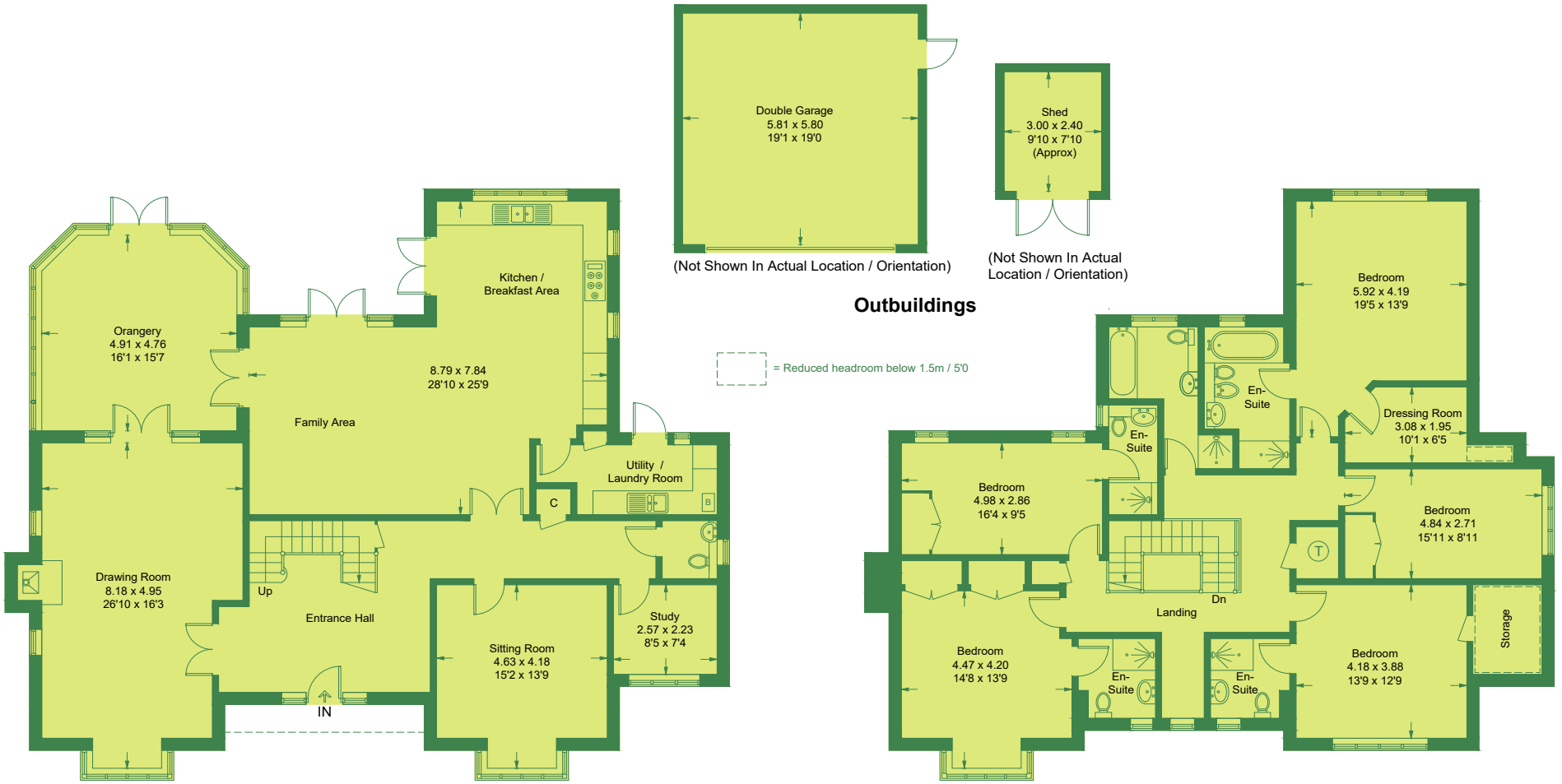
21 The Chantry is approached over an open access onto a gravel drive providing ample parking in excess of six vehicles. A brick detached double garage is fitted with electric up and over doors, power and light, including extensive wall racking and shelving with open roof space storage. The garden is a feature complementing the accommodation well, laid to lawn with paved sun terrace, enjoying a southerly aspect with well-stocked borders planted with ornamental trees, paved pathways, timber shed, hot and cold water taps and an external power point. The whole is well fenced and enclosed.





FLOOR PLAN

21 The Chantry, Headcorn, Ashford



Ground Floor - 179.9 sq m / 1936 sq ft

First Floor - 150.3 sq m / 1618 sq ft

Approximate Gross Internal Area = 330.2 sq m / 3554 sq ft
Outbuildings = 40.8 sq m / 439 sq ft
Total = 371.0 sq m / 3993 sq ft

N

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. (ID1346035)
www.bardenvisuals.co.uk

VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity, water and drainage. Mains gas fired centeral heating.

MOBILE & INTERNET: (Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

METHOD OF SALE: For sale by Private Treaty.

WHAT3WORDS: Using the What3Words app - ///shook.lavender.seaside

LOCAL AUTHORITY: maidstone.gov.uk

COUNCIL TAX: Band G

EPC: C (79)

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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