



Egerton House Road
Egerton



Introducing

A characterful semi-detached home in the most peaceful of village settings, offered for sale with no onward chain.

Set in just under 1/5 of an acre with mature, secluded gardens the property offers two large reception rooms with fireplaces, kitchen, ground floor bathroom and cloakroom along with two generous first floor bedrooms. Set back from the road in the former grounds of Egerton House the property also benefits from off road parking and oil fired central heating.

Having been in the same family since 1950's this is a once in a generation opportunity to acquire this wonderful home in a stunning location.



At a Glance

Egerton House Road

Egerton, Ashford, TN27 9BD

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Price £350,000



- CHARACTERFUL SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SITTING & DINING ROOMS WITH CHARMING FIREPLACES
- SET IN JUST UNDER 1/5 OF AN ACRE
- A MOST PEACEFUL VILLAGE SETTING
- BEAUTIFUL COUNTRYSIDE WALKS ON THE DOORSTEP
- NO ONWARD CHAIN
- DATING BACK TO 1880





Egerton

Egerton is a rural ridgetop village 9 miles north west of Ashford along rural roads and 3 miles south east of the A20 using a turn off just west of Charing. Maidstone is 14 miles west via the A20 at Lenham.

St James Church, the school and court lodge farm cluster around the hilltop which looks north across the Great Stour Valley towards Charing - along the ridge is Pluckley to the south east. To the west down the slope of Rock Hill Road are magnificent views across the farmland of the Weald of Kent, with clusters of houses at the foot of the slope and along Mundy Bois road at Egerton Forstal. Headcorn and Charing railway stations are just 4 miles away

Why Live in Egerton?

The heart of the community is the Egerton recreation ground bequeathed to the village by Lord Cornwallis in 1920. This is a large area of open ground behind Rock Hill Road. On the highest level is now the Millennium Village hall and parking and immediately below it is the childrens play area. The Egerton cricket ground and football pitch occupy the upper and lower playing fields and the lower field is leased to local farmers for sheep grazing. There is a wide range of properties, some infill conversions and new builds as well as detached houses in established gardens. Egerton has an active parish council and a recent neighbourhood plan. Egerton holds two week music festival in late June every 3 years run by local residents; started in 1997, Egerton Music Festival's charity work aims to support young musicians , it is now one of Kent's celebrated summer festivals.

Entrance Hall

Doors to:

W C



Kitchen

Window looking out on to the garden.
Range of fitted units, Belfast sink with chrome mixer tap, plumbing and space for washing machine space for oven, radiator, oil fired boiler.

Bathroom

White suite comprising a panelled bath with mixer tap and shower attachment, pedestal hand basin, localised tiling, radiator,

Dining Room

Brick built fireplace with Oak mantle, exposed timbers, under stairs storage area, radiator

Sitting Room

Stairs to first floor, radiator, open brick built fireplace.

First Floor Landing

Airing cupboard housing hot water cylinder, radiator, doors to:

Bedroom

Feature fireplace with wardrobe storage built in recess, radiator.

Bedroom

Built in storage cupboard, radiator.

Gardens

Sitting in a fabulous plot approaching 1/5 of an acre, the gardens enjoy a wonderfully secluded feel and are mainly laid to lawn with established herbaceous borders.

Driveway

Tenure

Freehold.

Services

Mains water, electric.

Cesspit

Oil fired heating



Floorplan



**GOULD
HARRISON**

1 Middle Row, Ashford, Kent, TN24 8SQ

01233 646411

sales@gouldharrison.co.uk

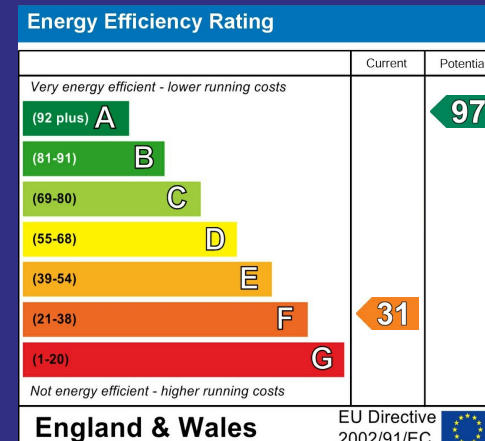
Key Information

Price £350,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | D

Energy Efficiency Band | F



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.