



Woodview  
Ravensdane Wood | Charing | Ashford | Kent | TN27 0NJ

 FINE & COUNTRY

# Seller Insight

“A wonderfully spacious detached bungalow in a peaceful, rural position, Woodview is ideally located by Kent’s celebrated Ravensdane Wood, surrounded by open farmland and at the foot of the North Downs area of outstanding natural beauty. “The quiet location, a little off the beaten track, is one of our favourite things about the property,” say the current owners, “and is partly what led us here in the first place.”

“Another attraction of the house was the opportunity to put our own stamp on it,” the owners continue, “as we were the first owners. We were able to choose the finishing, for example the limed oak kitchen units and elegant, neutral bathroom suites. All of the rooms are bright, airy and spacious, so the house is fantastic for entertaining. There is plenty of space for our grandchildren to play when the family comes to stay.” The main reception rooms are generous in proportions and each have a door leading directly onto the gorgeously landscaped garden and patio. “We will miss the light and airy feel of the large rooms. The house is very spacious and bright.”

The property boasts flexible accommodation spread across the ground floor, with 4 double bedrooms, 2 of which with en suite, a large family bathroom, a cloakroom, 2 main reception rooms, a study, and a beautiful modern kitchen with additional breakfast room and separate utility. The second reception room, which is currently used as a formal dining room, and the study, could even be used as additional bedrooms if required. “We use the south east facing breakfast room all the time. It is just lovely with the sun streaming in all day.”

The garden too is wonderful, facing south with a patio area which the owners use daily. “In the warmer months, we have breakfast in the garden every day,” they say, “and often dine al fresco in the evenings too. We have put a lot of love and care into the garden during our 28 years here, and it is just lovely, mostly laid to lawn with pretty borders and larch and fir trees.” “We hosted engagement parties for both of our children here, as well as our daughter and son-in-law’s wedding reception with a marquee in the garden.” There are also around 1.5 acres of paddocks with a stable/log shed, accessed separately via a five bar gate.

“Charing is a lovely, Olde Worlde little village, with a beautiful old church as well as all amenities including butcher’s, newsagent, post office, grocery store and antique shops. We are also well located for transport links to London, as well as the Ashford International.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## Woodview

Fine & Country proudly presents Woodview, a splendid four-bedroom residence set amidst 2.35 acres in the serene enclave of Ravensdane Wood, known for its enchanting bluebell woods and situated at the base of the North Downs, an 'Area of Outstanding Natural Beauty'.

This spacious detached bungalow features flexible single-level accommodation, comprising four generously sized double bedrooms with two en suites, a family bathroom and convenient cloakroom. There are two welcoming reception rooms and dedicated study for those who work from home. The bespoke fitted oak kitchen/ breakfast room further benefits from the support of a separate utility room, while the principal reception room boasts a log-burning stove, is bathed in natural light and seamlessly connects to the beautifully landscaped garden and patio, ideal for al fresco dining. The second reception room is currently utilized as a formal dining area, and the study can easily convert into extra bedrooms as needed.





# Step outside

## Woodview

A picturesque south-facing landscaped garden with a charming patio beckons outdoor enthusiasts. Fine lawns feature, interspersed with mature specimen trees, hedging and prolifically well stocked flower beds. In addition, there is approximately 1.5 acres of paddocks with a stable/log shed, accessible via a separate five-bar gate. (Approx. 2.35 acres in total).

The property further boasts a detached double garage which could potentially be converted to provide auxiliary accommodation to the principal residence, subject to obtaining planning permission. A carriage driveway dressed in fine shingle provides ample parking for numerous vehicles.

Woodview combines countryside living, modern convenience, and the natural beauty of Ravensdane Wood. Don't miss the opportunity to make this serene retreat your own. Contact Fine and Country today to arrange a viewing and experience the tranquility of Woodview firsthand.

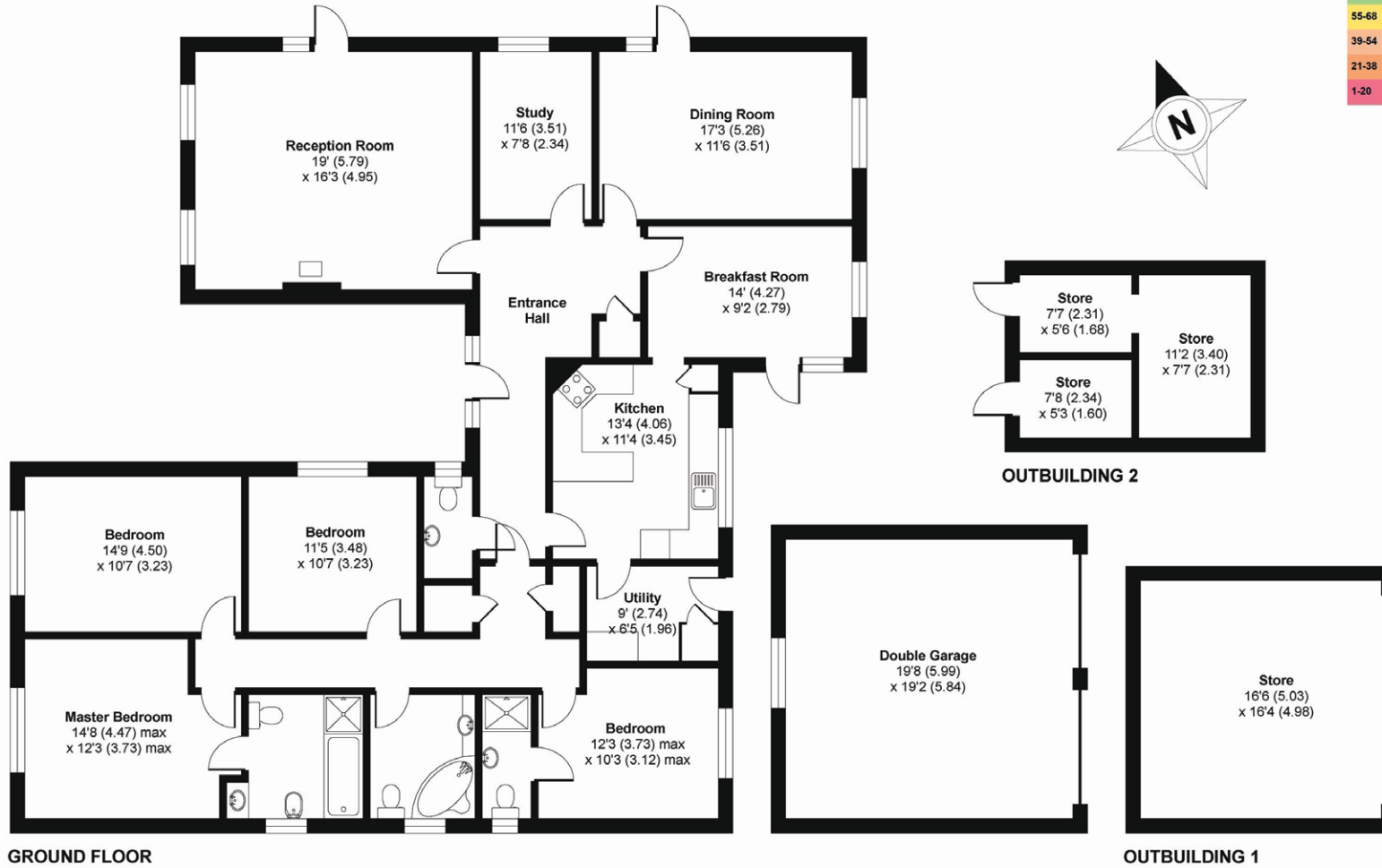
Freehold  
Council Tax Band G  
EPC Rating D

*Guide price* £925,000 - £975,000



# Ravensdane Wood, Charing, Ashford, TN27

APPROX. GROSS INTERNAL FLOOR AREA 2104 SQ FT 195.5 SQ METRES (EXCLUDES OUTBUILDINGS & GARAGE)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Fine & Country  
Tel: +44 (0)1732 222272  
westmalling@fineandcountry.com  
28 High Street, West Malling, Kent ME19 6QR

