



Heathway  
Church Hill | Charing Heath | Ashford | Kent | TN27 0BU

 FINE & COUNTRY

# Seller Insight

“ It is easy to understand the owners' delight in discovering this charming house, tucked away along a quiet lane, close to the picturesque village of Charing and surrounded by beautiful open countryside. Built in the 1930s, they were immediately captivated by its natural charm when coming to view and the house has been a truly special home for them over the past 19 years – one filled with warmth, character and countless cherished memories.

Recognising its potential from the outset, bringing both professional experience and a keen eye for design, the owners have undertaken a comprehensive refurbishment. Their thoughtful approach has significantly enhanced the quality of space, amenities and overall comfort. By carefully reconfiguring its internal layout and specifying high quality fixtures and fittings throughout, they have created a home that is both stylish and highly functional. The result is a spacious and sociable environment, offering flexibility to suit modern family life. Accommodation is plentiful but, at its heart, lies the kitchen/dining/family area; a bright and inviting space that effortlessly accommodates everything from everyday living to larger gatherings. With its lovely outlook onto the patio and garden beyond, it forms a natural hub – perfect for entertaining or simply enjoying time together.

The garden itself is a true highlight, private and secluded, it offers a peaceful retreat for relaxation as well as a generous setting for social occasions. From summer BBQs and birthday celebrations to memorable events with friends – once even hosting a marquee gathering – the outdoor space has been enjoyed to the fullest. In addition, the owners created a summer house which provides an additional area for guests, further enhancing the entertaining potential of this special home. Heathway is a home designed for bringing people together, family gatherings, particularly at Christmas and during the summer months, have been a central part of life here. It is a place where children learned to ride their bikes in the garden and where lasting memories have been made.

Set just a few minutes from the delightful village of Charing, the location is equally appealing. The village offers a strong sense of community, good schooling options alongside a range of local amenities, including independent shops, a butcher and welcoming pubs. Excellent transport links are nearby, with both Charing and Ashford station providing convenient access into London, with nearby LeShuttle offering an easy route to the continent.

Now as the owners look forward to their next adventure, this much loved home is ready to welcome a new family to enjoy everything it has to offer.”\*

\* These comments are the personal views of the current owner 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

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Fine & Country are delighted to present this beautifully reimagined detached village home, a stylish and highly versatile residence set within the sought after semi-rural setting of Charing Heath.

Thoughtfully enhanced by the current owners over many years, the property now offers an exceptional blend of contemporary comfort, flexible family living and impressive entertaining space, all wrapped within generous mature gardens.

From the moment you arrive, the sense of space is immediate. A gated driveway provides extensive parking and leads to the garage, while the attractive frontage and surrounding greenery create a warm first impression. Inside, the home has been finished to an excellent standard throughout, combining modern design with practical family functionality.

At the heart of the house is a striking open plan kitchen, dining and family space, designed for modern living and everyday connection. Beautifully appointed with quality fittings, ample workspace and doors opening directly onto the terrace and garden, it is a room equally suited to busy mornings, relaxed weekends and entertaining on a larger scale. A separate sitting room offers a more intimate retreat, complete with a wood burning stove and doors opening onto a veranda, creating the perfect place to unwind in every season.

One of the standout features of the property is its adaptable layout. Two ground floor rooms provide superb flexibility, ideal as bedrooms for multi generational living, guest accommodation, a dedicated home office or playroom space. Upstairs, three further bedrooms continue the generous theme, including a principal suite with plentiful storage and a luxurious bathroom. Air conditioning to the upper floor and underfloor heating to parts of the ground floor add further comfort.





Outside, the gardens are a true extension of the home. Wrapping around the property, they offer a combination of lawn, established planting and expansive seating areas designed to follow the sun throughout the day. For those who love to entertain, the converted garden bar creates a memorable social hub, while a separate summer house with shower facilities offers exciting potential for guests, hobbies or private workspace.

Charing Heath remains one of the area's most desirable village locations, enjoying a peaceful countryside atmosphere while remaining conveniently placed for nearby Charing and Lenham, both offering everyday amenities, schooling and rail connections to London. The M20 is also easily accessible for wider travel across Kent and beyond.

A home of genuine versatility, style and lifestyle appeal, this is a property that effortlessly adapts to the needs of modern family life while offering something truly special.

Freehold

Council Tax Band F

EPC Rating E

For mobile phone coverage in the area please look online

Superfast broadband available at the property, for more information please look online

Utilities:- Electric / Mains Water / Cable TV or Satellite / Phone / Broadband / Oil

Drainage is via Cesspool, which is understood to be compliant - professional advice should be sought

*Guide price* £800,000 - £850,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
65-80	C		
55-64	D		
39-54	E	52 E	
21-38	F		
1-20	G		



## Heathway, Church Hill, Charing Heath, Ashford, TN27

Approximate Area = 1923 sq ft / 178.6 sq m (excludes garage)

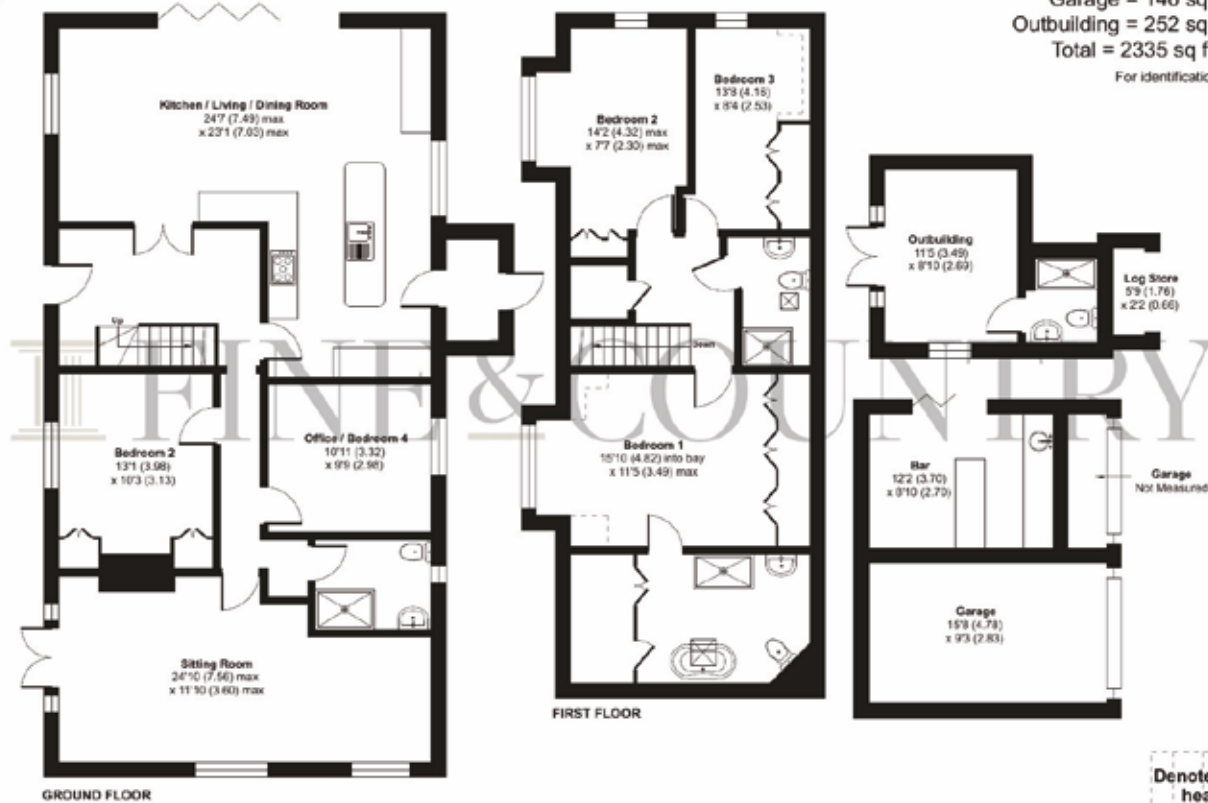
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 146 sq ft / 13.5 sq m

Outbuilding = 252 sq ft / 23.4 sq m

Total = 2335 sq ft / 216.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Fine & Country (Kent). REF: 1435669



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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