

SJM

Steven J Moore

EST 1992

ESTATE AGENTS

HILL COTTAGE

FRITH ROAD | ALDINGTON | NR ASHFORD | KENT TN25 7HQ



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'MODERN 3 BED DETACHED HOUSE

WITH WONDERFUL VIEWS'

ACCOMMODATION

GROUND FLOOR

- SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM •

FIRST FLOOR

- 3 BEDROOMS • BATHROOM •

OUTSIDE

- STUDIO ANNEXE AND DOUBLE GARAGE •
- FRONT LAWNED GARDEN WITH DRIVE AND PARKING AREA •
- REAR LAWNED AREA WITH PATIO •

Hill Cottage is an attractive modern three bed detached cottage style house in a wonderful semi-rural location backing directly on to fields and with views over open farmland to the front.

The property has considerable character despite being relatively modern with solid wooden floors, inglenook fireplace and solid wood doors throughout, but retains a spacious feel with generous sized rooms and an impressive main living area of around 1640 sq ft.

In addition to the main house there is a substantial double garage with a studio annexe above with a WC approached via a newly installed bespoke wooden staircase.

The accommodation offers spacious hallway, shower room, returning staircase to the first floor, impressive sitting room with wooden floor, inglenook fireplace and double doors to rear garden. There is a separate dining room which could easily be used as a double bedroom. To complete the ground floor, the rear hub of the house has an impressive kitchen/breakfast room with wooden kitchen units, tiled floor, plenty of space for a kitchen table and raised corner electric fire.

On the first floor off a central landing are three very spacious bedrooms all enjoying great views and a family bathroom with spa bath.

The property also benefits from a separate studio annexe with WC above a detached double garage.

Outside a picket fence encloses the front lawned garden with a drive and parking area leading to the garage. To the left hand side there is a private enclosed lawned area and a patio across the rear backs onto a sheep field.

LOCATION

Situated around 8 miles from Ashford Town, Aldington is a well-equipped community with a primary school, Walnut Tree Pub, post office, village store and 24/7 locker-based automated farm shop. Ashford International Station has the high speed link to St Pancras International in just 38 mins.

SERVICES

- PRIVATE DRAINAGE
- OIL CENTRAL HEATING
- MAINS ELECTRICITY

COUNCIL TAX BAND





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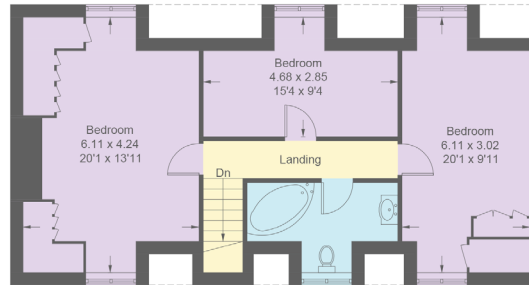
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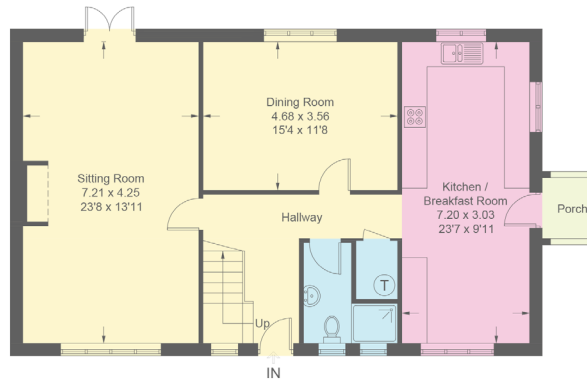
Hill Cottage, Frith Road, Aldington, Ashford



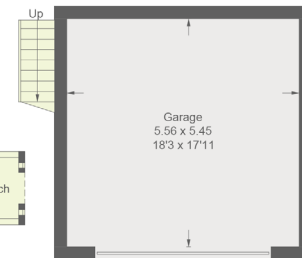
First Floor - 64.8 sq m / 697 sq ft



Outbuilding - First Floor
23.4 sq m / 252 sq ft



Ground Floor - 87.6 sq m / 943 sq ft



(Not Shown In Actual Location / Orientation)
Outbuilding - Ground Floor
30.2 sq m / 325 sq ft

Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft
Outbuilding = 53.6 sq m / 577 sq ft (Including Garage)
Total = 206.0 sq m / 2217 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. (ID1310383)

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