



Olivia Cottage

Hamstreet, Ashford. TN26



DESCRIPTION

A delightful period cottage forming part of a converted dairy and well situated within a farmstead setting on the outskirts of the village of Hamstreet. To the ground floor the well-presented accommodation comprises an entrance hall, kitchen, living room with wood burning stove and a cloakroom. Upstairs there are 3 bedrooms, an en suite shower room and a family bathroom. This attractive property also benefits from underfloor heating, double glazing, a good size rear garden, a car port with storage cupboard and an off road parking space.

LOCATION

The village of Hamstreet offers some good local amenities including post office stores, primary school, nursery school, doctors surgery with dispensing chemists, restaurant and dentist. Hamstreet Railway station provides easy access to Ashford International station with a fast service to London. The M20 motorway can be accessed at Ashford and the market town of Ashford also provides excellent amenities including secondary schools, supermarkets and shopping.

Additional Information

Tenure: Freehold

Services: Mains electricity and water. Electric central heating including underfloor heating ground floor.

EPC: E (45)

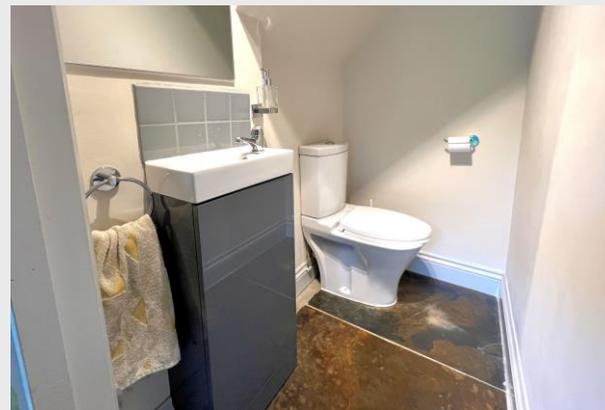
Council Tax: Band D

Flood Risk: Very Low

Mobile Phone Signal: Yes

Broadband: Standard available

Directions: [what3words](#) ///slimmer.silks.occupations





Entrance Hall Stone flooring. Exposed beams.

Cloakroom Low level close coupled wc. Wash hand basin with tiled splashbacks. Extractor fan. Tiled floor.

Kitchen Range of floor and wall mounted kitchen storage units with timber worktops and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Integrated four plate electric hob with extractor and light over. Electric oven. Space for washing machine and fridge freezer. Stone flooring. Recessed ceiling spotlights.

Living Room Wood burning stove. Space for a dining table. Double glazed door to the rear garden.

Stairs to First Floor Landing Room temperature thermostat. Radiator.

Bedroom 1 An attractive bedroom with white painted beams and vaulted ceiling. Radiator. Built in wardrobe.

Ensuite Shower Room Suite comprises low level close coupled wc, double width shower with rain spray and glazed screen, wash hand basin with mixer tap and tiled splashback, mirror and a vanity cupboard below. Extractor fan. Shavers socket.

Bathroom White suite comprises low level close coupled wc, jacuzzi bath with shower over and pivot shower screen, pedestal wash hand basin with mixer tap and mirror, tiled splashbacks. Radiator. Shavers socket. Extractor fan. Tiled floor. White painted beams. Access to roof void. Built in cupboard housing hot water cylinder and electric boiler.

Bedroom White painted beams. Radiator.

Bedroom White painted beams. Radiator.

Outside The rear garden is fully enclosed and mostly laid to lawn paved patio, shrubs and borders. Outside light. Timber tool shed. Outside tap. Gated pedestrian access to side. The front garden is laid to lawn.

Barn style car port en-bloc with a built-in storage cupboard and a further off road parking space to the side.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part' of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

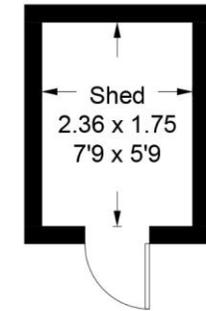
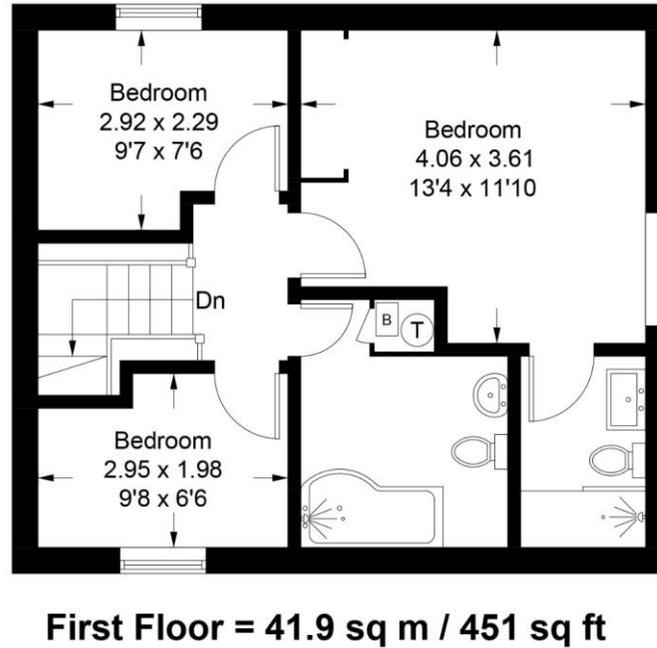




Approximate Gross Internal Area
 Ground Floor = 42.2 sq m / 454 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Shed = 4.1 sq m / 44 sq ft
 Total = 88.2 sq m / 949 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



(Not Shown In Actual Location / Orientation)

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.
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