



The Street, Hamstreet, Ashford, Kent. TN26



DESCRIPTION

A charming period cottage with detached annexe tucked away in the heart of the popular village of Hamstreet. The attractive accommodation exudes much charm with exposed beams and an inglenook fireplace. On the ground floor an entrance hall leads to a cloakroom, spacious sitting room, and dining room. A large kitchen with gas fired Aga provides space for a breakfast dining table enjoying views of the delightful gardens. An open doorway from the dining room leads to a garden room providing further space for relaxing, or entertaining friends and family. On the first floor the principle bedroom has an en-suite shower room. There are 2 further bedrooms and a family bathroom with roll top bath.

The attractive annexe incorporates a single garage and provides extra accommodation including a bedroom, shower room and living room/kitchen.

The spacious gardens offer an expansive lawn bordered by mature trees, shrubs and a timber summer house. There is also a vegetable garden area with raised beds and a green house. Another outbuilding houses the gas boiler and provides further storage. To the front of the house a gated and brick paved driveway provides ample off road parking and access to a timber framed car port.

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.

Services: Mains electricity, water and drainage. LPG gas central heating.

Tenure: Freehold

EPC: E

Council Tax: Band F

Local Authority: Ashford Borough Council

Flood Risk: High (surface water) Very Low (rivers and the sea) (source Gov.UK)

Mobile Phone Signal: Yes

Ref:R1744





Accommodation

Entrance Hall Wall light point. Radiator. Door to walk in cupboard with space and plumbing for a washing machine.

Cloakroom White suite comprises low level close coupled washing machine, pedestal wash hand basin. Tiled walls and floor. Towel heater.

Dining Room Radiator. Part open to the garden room.

Garden Room Built in book shelving. Door to built in cupboard.

Kitchen Breakfast Room Floor mounted kitchen storage units with ample work surface and a white ceramic sink with mixer tap. Integrated electric oven and 4 plate hob. Gas fired Aga. Space for a large fridge freezer. Space for a dishwasher. Space for a breakfast dining table. Radiator. Attractive exposed floorboards. Built in shelving. Heating and hot water control panel.

Sitting Room Brick inglenook fireplace with light. Attractive exposed floorboards. Wall light points. 2 radiators. Under stair cupboard.

Sitting Room Brick inglenook fireplace with light. Attractive exposed floorboards. Wall light points. 2 radiators. Under stair cupboard.

Stairs to First Floor Landing Wall light point. Access to the roof void.

Bedroom Radiator.

En Suite Shower Room White suite comprises low level close coupled wc, wash hand basin set into vanity unit with drawers. Shower enclosure. Towel heater. Exposed floorboards. Shelved recess.

Bedroom Radiator. Wall light point.

Bedroom Radiator. Integral cupboard housing factory lagged hot water cylinder. Integral cupboard with shelving.

Family Bathroom White suite comprises low level close coupled wc, wash hand basin with mixer tap set into vanity unit, roll top bath with mixer tap. Shower enclosure. Towel heater.

Annexe & Garage

Entrance Hall Stairs to first floor

Bedroom Radiator

Shower Room Suite comprises low level close coupled wc, wash hand basin with mixer tap. Shower enclosure. Extractor fan. Part tiled walls.

Stairs to First Floor

Living Room /Kitchen Floor mounted kitchen storage units. Stainless steel sink with mixer tap and drainer. Space for a fridge. 2 radiators.

Garage A single garage with up and over garage door. Power and light. Gas fired boiler. Control panel for solar panels.

Outside Delightful gardens with spacious lawns and bordered with mature tree and shrubs. Timber summer house. Green house. Detached timber framed car port with power. Brick shed housing boiler. Brick driveway providing ample off-road parking.

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.



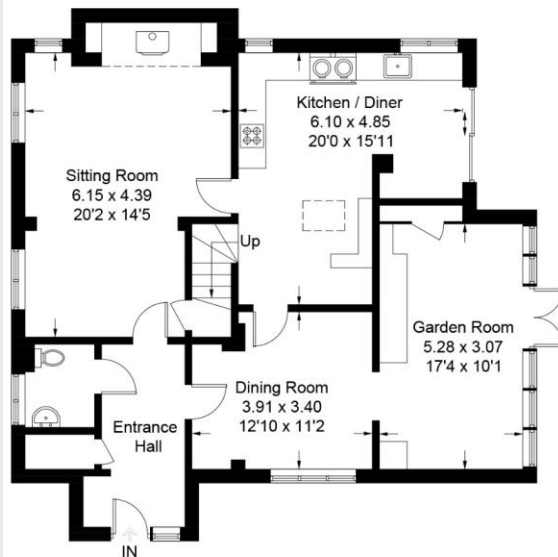




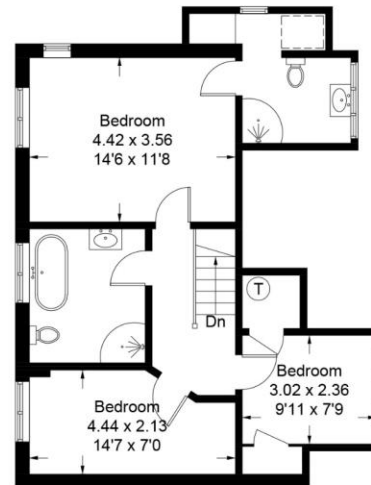
Approximate Gross Internal Area
 Ground Floor = 97.2 sq m / 1046 sq ft
 First Floor = 57.4 sq m / 618 sq ft
 Annexe Ground Floor = 30.1 sq m / 324 sq ft
 Annexe First Floor = 20.1 sq m / 216 sq ft
 Outbuildings = 11.5 sq m / 124 sq ft
 Total = 216.3 sq m / 2328 sq ft
 (Excluding Carport)



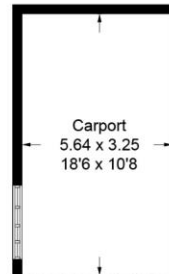
= Reduced headroom below 1.5m / 5'0"



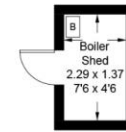
Ground Floor = 97.2 sq m / 1046 sq ft



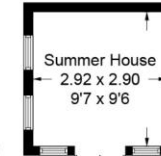
First Floor = 57.4 sq m / 618 sq ft



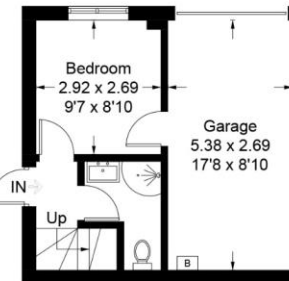
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Annexe - Ground Floor
30.1 sq m / 324 sq ft



Annexe - First Floor
20.1 sq m / 216 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.
 Fourlabs.co © (ID1326418)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	43	54
A		
(81-91)		
B		
(69-80)		
C		
(56-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



KENT &
EAST SUSSEX



angela-hirst.com
admin@angela-hirst.co.uk
t: 01233 731177 / 0845 521 1980