

RADFORDS
ESTATE AGENTS

Village Houses



**44 ORCHARD GLADE
HEADCORN
KENT
TN27 9SR
£675,000 FREEHOLD**



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44 ORCHARD GLADE, HEADCORN, KENT, TN27 9SR

AN OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL DETACHED SINGLE STOREY PROPERTY WITH ADDED ANNEX.

ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINING ROOM, CONSERVATORY, BATHROOM, BEDROOM WITH SPACIOUS ENSUITE, POTENTIAL SECOND BEDROOM/DRESSING ROOM, DOORWAY THROUGH TO ANNEX AREA WITH HALL/LIVING ROOM, ADDITIONAL BEDROOM, BATHROOM, KITCHEN, FULL GAS-FIRED CENTRAL HEATING, REPLACEMENT DOUBLE GLAZED WINDOWS WITH LEADED FEATURES AND LANDSCAPED GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

situated within easy walking distance of the main road passing through Headcorn. Approaching from the centre, Orchard Glade will be found a turning on the right soon after the turning into the railway station.

DESCRIPTION

An exceptional opportunity to acquire a substantial detached and extended property uniquely configured to provide, if required, an annex for second family in self-contained form. The kitchen, bathroom and shower room have been updated in recent years. The layout generally provides for comfortable living. The property has the benefit of the conservatory. A feature is the beautifully and well-maintained landscaped gardens with ample parking for several cars.

The property is situated within easy walking-distance of Headcorn village centre with its excellent range of local shopping facilities, coffee shops, restaurants and primary school. There is a regular bus service linking the village to the neighbouring towns of Maidstone, Tenterden and Ashford - all with excellent secondary schools, leisure facilities and a larger range of shopping facilities. Headcorn also has a good mainline rail service serving London (Charing Cross and Cannon Street approximately in just over 1 hour), Ashford International (with links to Eurostar and fast trains to London St. Pancras) and the coast.



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The accommodation comprises:

Glazed lead panelled front door opening to:

ENTRANCE HALL

Wood laminate flooring. Double airing cupboard with fitted immersion. Radiator. Single cupboard.

LIVING ROOM

Leaded window to front. Two radiators. Feature stone fireplace with fitted coal-effect electric fire. Three fitted wall lights. Fitted carpeting. Casement door leading through to:

CONSERVATORY

Timber and glazed construction. Double doors opening onto garden. Radiator.

KITCHEN/DINING ROOM

The kitchen was fitted out some years ago to a high quality and comprises a range of base and eye level units with under lighters and marble-effect worktop surfaces. Inset sink unit. Fitted spotlights. Fitted cooker with extractor fan. Integrated dishwasher. Illuminated display cabinet.

BATHROOM

Window to front. Panelled bath with shower attachment. Pedestal wash basin. WC. Laminate flooring. Part-tiled walls. Radiator. Single cupboard.

BEDROOM

Spacious. Double leaded doors opening onto timber terraced decking area. Three wall lights. Fitted carpeting. Radiators. Door off to:

ENSUITE

Spacious. Window to rear. WC. Hand wash basin. Walk-in shower cubicle. Chrome heated towel rail. Wood laminate floor. Radiator.

ADJOINING DRESSING ROOM/BEDROOM

Leaded window to rear. Radiator. Fitted carpeting. Range of fitted wardrobe cupboards. Door leading through to:

ANNEX AREA

ADDITIONAL HALL/LIVING ROOM

Window to front and separate door opening to front. Fitted carpeting. Two radiators.

BEDROOM

Double aspect. Fitted carpeting. Two radiators. Wardrobe cupboard.

BATHROOM

Panelled bath with shower attachment. Wash basin. WC. Radiator.

KITCHEN

Window to rear and door to rear. Fitted out with units with 1½ bowl sink unit. Radiator. Space and plumbing for automatic washing machine. Fitted cooker. Radiator.

OUTSIDE

The front garden is a great feature of this property with bricked paved driveway with parking for at least four cars. External lighting. The gardens are beautifully maintained enjoying hedged boundaries, established shrubs and bushes. The garden extends to the side again with lawn and established shrubs. Side pedestrian gate leading to rear garden. To the rear is a paved terraced area hedged with a portion of decking and garden shed.

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ENERGY PERFORMANCE RATING

MAIN HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

ANNEX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

MAIN HOUSE COUNCIL TAX

Maidstone Borough Council Tax Band E

ANNEX COUNCIL TAX

Maidstone Borough Council Tax Band A

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

Floor Plan



Total area: approx. 134.9 sq. metres (1452.4 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only.
Plan produced using PlanUp.