



**Station Road, Pluckley, Ashford, , TN27 0QU**

**Guide Price £450,000**



Set back from the road with a generous and lovely front garden, is this beautifully presented three bedroom semi-detached family home. The property has undergone a full program of renovation in recent years and is offered to the market in exceptional condition.

We enter through the front door which is privately tucked away on the side of the property, leading us into an inviting entrance hall, nicely presented with solid wood floors. The property benefits from the convenience of a cloakroom on the ground floor. The reception room is spacious and light with a lovely feature fireplace for added cosiness when winter starts drawing in. Coming to the rear of the house we find a beautifully extended kitchen/diner, sympathetically updated and bathed in light from the skylight and doors to the garden.

Upstairs, the spacious landing provides access to the three bedrooms, with bedroom one benefitting from a full wall of fitted wardrobes and a modern en-suite shower room. Bedroom two is a good sized double and bedroom three is a generous single. The family bathroom is well-appointed and presented in a contemporary fashion.

The pretty West-facing garden is a generous size and laid to lawn with a variety of well-established plants and trees and is further complimented by the summer-house which, having power and lighting can serve a variety of purposes.

This lovely house is a perfect example of a turn-key property and is sure to attract a lot of interest, your earliest viewing is highly recommended.

Tenure: Freehold. Council Tax Band: B. EPC Rating



## LOCATION

This lovely home is situated on the edge of the well known village of Pluckley with its abundance of history. The village offers a good range of facilities including a general store, popular primary school, church and 3 public houses plus a lovely farm shop on the outskirts of the village.

There are excellent transport links with Pluckley train station close by with links to both Ashford and London. Ashford also benefits from an excellent range of facilities and excellent secondary schools. Also there is Ashford International train station with the new Javelin High speed link to St Pancras in just 38 minutes

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

Sitting room

### FIRST FLOOR

Landing

Bedroom One

En-suite shower room

Bedroom Two

Bedroom Three

### EXTERNALLY

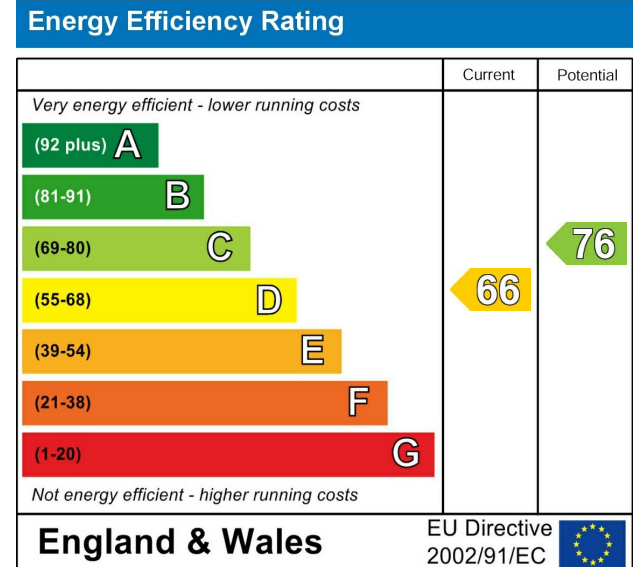
Front Garden

Rear Garden

Summerhouse

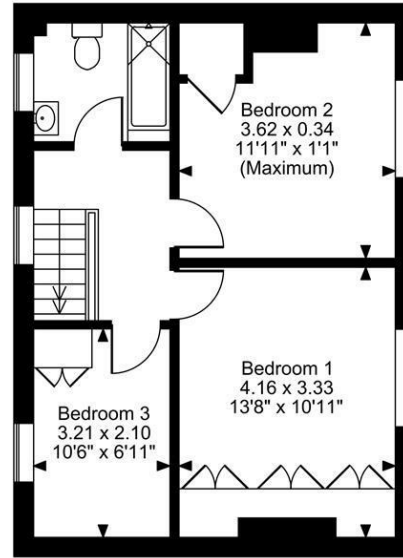
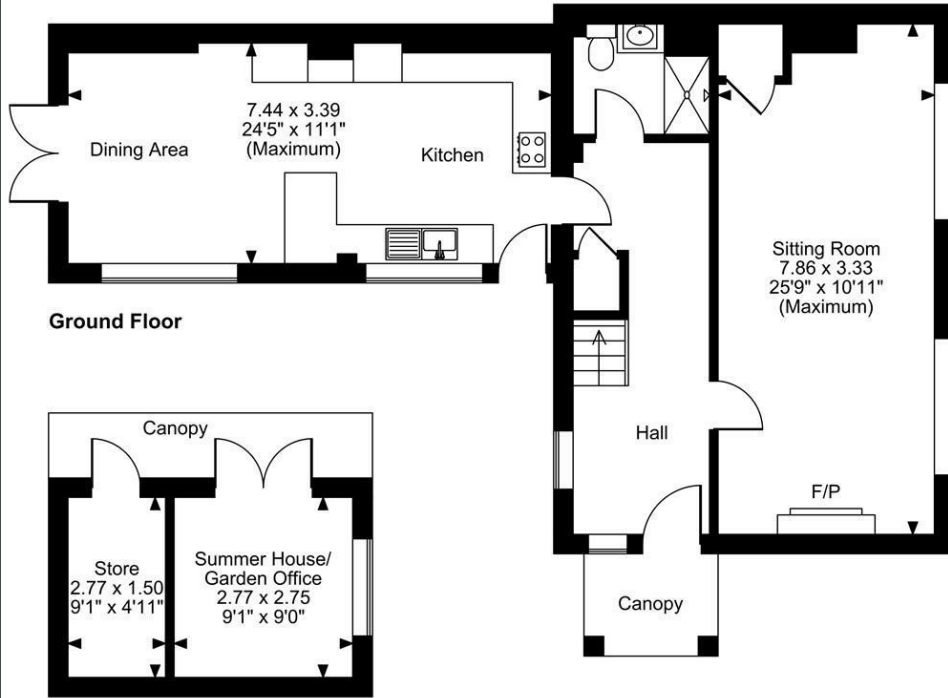
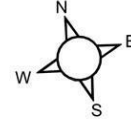
### Viewing

Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.



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Station Road, Pluckley, Ashford  
 Approximate Gross Internal Area  
 Main House = 1198 Sq Ft/111 Sq M  
 Outbuilding = 131 Sq Ft/12 Sq M  
 Total = 1329 Sq Ft/123 Sq M



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.  
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