SJM

Steven J Moore

EST 1992

ESTATE AGENTS

Mayfield

Canterbury Road | Brabourne | TN25 5LQ



www.stevenjmooreestateagents.co.uk

‘Three Bedroom Property Situated In A Generous Plot Of Around 1/3 Acre Surrounded By Wonderful Kent Countryside’

ACCOMMODATION

GROUND FLOOR

• PORCH • HALLWAY • SITTING ROOM • CONSERVATORY •
• KITCHEN/BREAKFAST ROOM • DINING ROOM • BOOT ROOM • SHOWER ROOM •
• DOWNSTAIRS CLOAKROOM • TWO BEDROOMS •

FIRST FLOOR

• BEDROOM •

OUTSIDE

• REAR GARDEN • DOUBLE GARAGE • DRIVEWAY • SUMMERHOUSE •

ACCOMMODATION

‘I have admired this most attractive detached chalet style bungalow for more than 40 years passing it and it’s pretty gardens most days, it really is a joy’ – Steve Moore.

Mayfield occupies a glorious location at the foot of the “Downs” within a generous plot of around 1/3 acre surrounded by wonderful Kent Countryside. With views over open countryside to both front and rear this is a rare gem not to be missed and still enjoys easy access to the village of Brabourne Lees and just a couple of minutes walk to Brabourne School.

This desirable property has clearly been looked after by the current owners for many years and is mainly on one level but also benefits from a generous first floor bedroom with wash hand basin with potential to create an en-suite.

The ground floor also has good sized rooms with two further double bedrooms, sitting room with large box bay window and woodburning stove which then leads to a very useable conservatory. In addition, there is a kitchen with oak units and oil AGA in excellent condition opening to a dining room with bay window offering stunning views, modern bathroom with walk-in shower, boot room and W.C.

Outside the plot of around 1/3 acre extends along the road with vast tree-lined lawned area to the right of the property which has a further separate entrance, to the rear lawned gardens lead directly into fields whilst the formal garden to the left offers complete privacy with patio area and arbour. Surrounded by pretty flower beds the drive to front provides off road parking for a number of vehicles and leads to a very spacious double garage/workshop in immaculate condition, this also houses the “hi-blow” air pump for the newly installed aerated cesspit system.

LOCATION

The property is situated in the heart of Brabourne. The property offers the opportunity to live close to local village amenities, village store/post office, hairdressers and within a short walk of a reputable gastro pub ‘The Five Bells’. Easy access to local public transport and two local village schools. Smeeth and Brabourne Lees have well established local village activities and groups and the nearby town of Ashford offers a wider range of supermarkets, leisure facilities, cinema/restaurant complex and designer shopping Outlet. Ashford International station provides the high speed rail link to St Pancras London in 37 mins. The popular coastal town of Hythe and the Cathedral City of Canterbury are also just a short distance away.

SERVICES:

Mains Electricity, Oil Heating, Private Drainage (Aerated Cesspit)

COUNCIL TAX BAND: E













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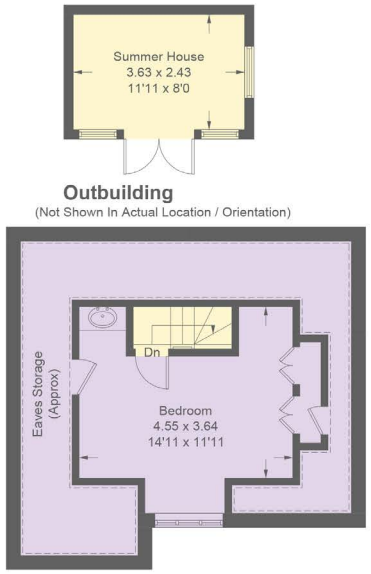




Mayfield, Canterbury Road, East Brabourne, Ashford



Ground Floor - 100.6 sq m / 1083 sq ft



First Floor - 19.2 sq m / 207 sq ft
(Excluding Eaves Storage)

Approximate Gross Internal Area = 119.8 sq m / 1290 sq ft
Garage = 38.6 sq m / 415 sq ft
Outbuilding = 8.9 sq m / 96 sq ft
Total = 167.3 sq m / 1801 sq ft
(Excluding Eaves Storage)

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. (ID1343177)
www.bardenvisuals.co.uk

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