



**Sayers Place,
Egerton, Kent TN27 9AS**

Sayers Place, Field Mill Road, Egerton, Kent TN27 9AS
Guide Price £950,000

An exciting opportunity to purchase a substantial detached single storey home situated on a one acre plot (tbc) in a beautiful rural location on the outskirts of the pretty village of Egerton.

If you're a family looking for a tucked away property with plenty of inside and outside space, that offers a rural lifestyle in the heart of the Kent countryside close to good amenities, then this could be the home for you.

This most individual five bedroom single storey property with integral double garage, situated in a set back position with far reaching countryside views, provides just over 2,500 square feet of flexible accommodation with an adaptable layout that would also suit those looking for dual-occupancy. In addition, the grounds, which surround the house on three sides and extend to circa one acre (to be confirmed), offer someone the chance to really live the "good life".

At present, the vendor keeps donkeys and sheep and there are three animal shelters and a small fenced paddock to accommodate them. The layout of the house takes full advantage of its location and southerly aspect, with large amounts of glazing providing views over the garden, animals grazing and beautiful countryside beyond.

In addition, this property benefits from being tucked away from view behind large gates to the front. There is also a driveway providing parking and turning for a number of vehicles. Viewing is highly recommended to discover what this surprising property has to offer

- Substantial detached single storey 5 bedroom country property
- Just over 2,500 sq ft of accommodation in total including garage
- Enormous scope for flexibility of use / Dual occupancy
- Large plot extending to circa one acre (to be confirmed)
- Plentiful parking / Double Garage / 3 Animal shelters
- Tucked away rural location with far reaching countryside views
- Villages of Egerton 0.7 miles & Charing 3.2 miles distant
- Wide choice of good local schools including Grammars
- High speed rail link to London St Pancras 9.5 miles distant

www.warnergray.co.uk 01580 766044
info@warnergray.co.uk

Warner Gray



VIEWING By appointment WarnerGray 01580766044
www.warnergray.co.uk email : info@warnergray.co.uk

SITUATION: The village of Egerton is an enviable location for those looking for a rural yet accessible location. Local amenities include a village store, public house, Parish Church, primary school, Millennium Hall, playing field and cricket club. The nearby picturesque villages of Pluckley, Charing and Headcorn offer a number of amenities including a range of restaurants, pubs and boutique shops, and all benefit from having mainline stations to London. The M20 is within easy reach and Ashford (9.5 miles distant), has the regular high-speed service to London St Pancras (a journey of about 37 minutes). There are a wide selection of good schools in the area at both primary and secondary levels in the state and private sectors.

ACCOMMODATION This individually designed single storey home, built in 1994, was designed with the garden, southerly aspect and views in mind. The heart of this home is most definitely the reception rooms. The large sitting room which has wonderful views, sits between the dining room and spacious conservatory, making it an incredibly sociable space for all the family to enjoy. There is also a country style kitchen / breakfast room and utility that open up onto the patio beyond, a study, modern shower room and five good size bedrooms, the principal of which has a generous ensuite bathroom and sliding patio doors onto the garden.

Although this property already has a generous amount of living space, there would be the possibility of extending upwards or outwards, subject of course to the necessary permissions and consents.

OUTSIDE This property is approached through double manual gates onto a driveway that provides plentiful parking in front of the house and integral double garage. The grounds, which extend to approximately an acre, are mainly south facing and provide a haven for children, gardeners, pets and animals alike. There are three animal shelters and a small fenced paddock, ideal for anyone looking to house a pony, pet sheep, alpacas or donkeys. To the back of the house is a large terrace, ideal for summer living and entertaining, from where there are lovely views over the gently sloping garden and countryside beyond.

SERVICES Mains water and electricity. Private drainage. Oil fired central heating. Local Authority: Ashford Borough Council. Council Tax Band: G. EPC Rating: E.

LOCATION FINDERwhat3words:///warned.hems.slap





All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



