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# Romden Road, Smarden

Asking Price £675,000



This rarely available extended semi-detached home offers a perfect blend of comfort and is situated on an idyllic lane just a short drive to the picturesque village of Smarden. Offering four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The current owner has lived in the property since 1976 and extended to provide generous and flexible family accommodation whilst retaining the character of the home, with its exposed brick chimney breast, log burning stoves and period exposed wooden doors.

Upon entering you are greeted by three inviting reception rooms, each providing a versatile space for relaxation, entertaining, or family gatherings. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout the home. The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant.

The property is approached via a long tarmac driveway offering generous parking, a detached brick built double garage and adjoining workshop. In addition, there is a timber four bay tractor shed/garage. The attractively landscaped gardens are mainly laid to lawn with various well stocked beds and borders, a variety of trees and a paved patio area to the rear. The gardens also overlook a neighbouring field providing a peaceful and pleasant setting.

The property is situated in an idyllic rural location close to the popular village of Smarden, an extremely sought after historic village with Church, village hall, Post Office and stores, butcher's shop and three well respected pubs.

The village is situated nearby to the neighbouring villages of Pluckley and Headcorn, the latter of which offers a wide range of grocery and boutique shopping options, both villages providing mainline railway stations to London Charing Cross and Ashford International which benefits from the High Speed 37 minute rail service to London St Pancras.

The larger market town of Ashford offers a comprehensive range of shopping, leisure and schooling facilities, along with out of town outlet discount shopping options.

Services – Mains Water and Electricity with Shared Private Drainage - Oil Fired Central Heating  
Broadband – Average Broadband Speed 9mb – 1800mb - Mobile Phone Coverage – Poor to Good  
Flood Risk – Very Low



- EXTENDED SEMI DETACHED FAMILY HOME
  - THREE RECEPTION ROOMS
  - IDYLIC RURAL LOCATION
- SECLUDED PLOT OF 0.38 OF AN ACRE
  - VIEWS OVER OPEN COUNTRYSIDE
  - KITCHEN AND UTILITY ROOM
  - CLOAKROOM AND BATHROOM
- DETACHED DOUBLE GARAGE, WORKSHOP AND TIMBER GARAGING
- DELIGHTFUL LANDSCAPED GARDENS

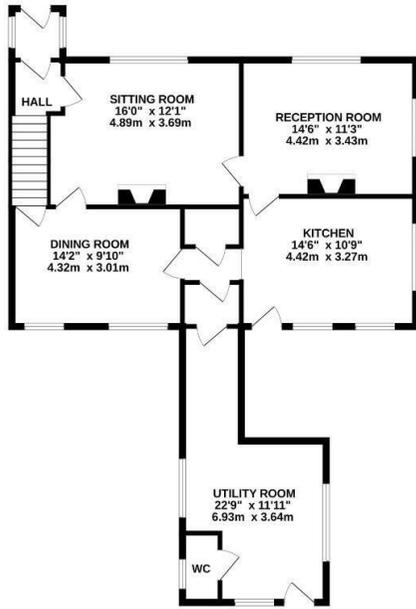




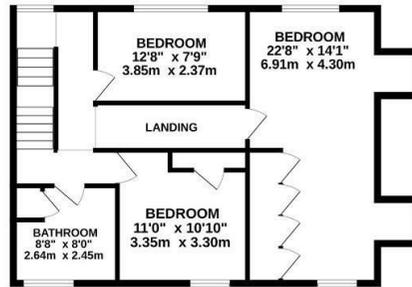




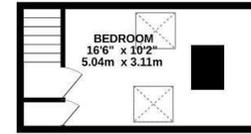
GROUND FLOOR



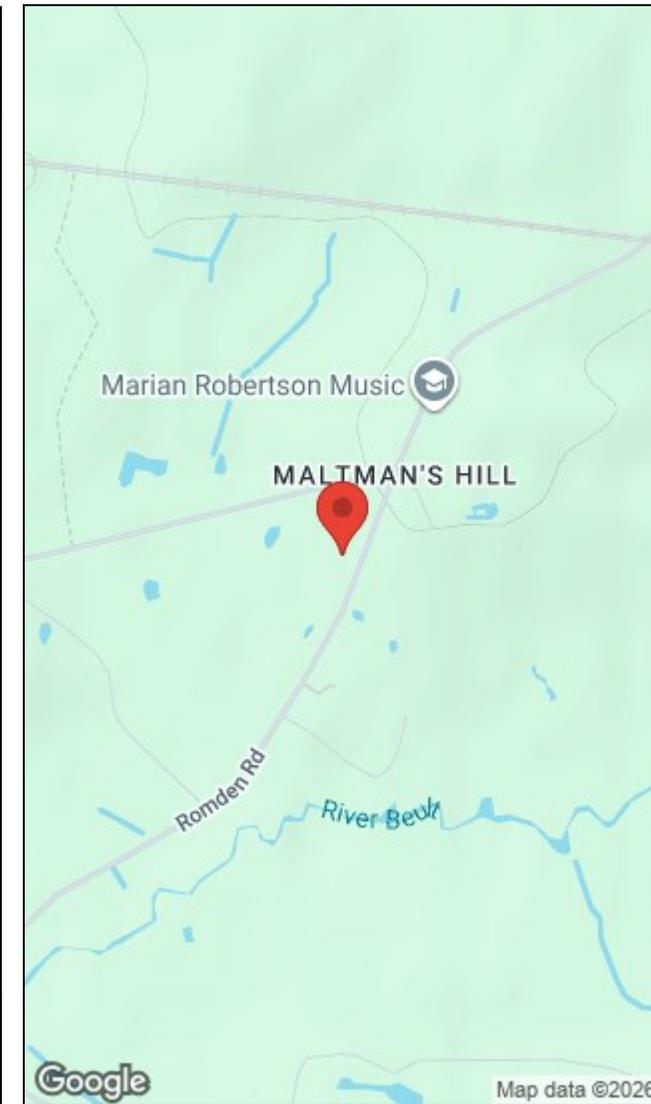
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		72	
	39		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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