

# RADFORDS

ESTATE AGENTS

Village Houses



**51 KNAVES ACRE  
HEADCORN  
KENT  
TN27 9TJ  
£499,950 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# 51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ

**A BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE SET IN APPROXIMATELY 1/3 OF AN ACRE WITH A FABULOUS GARDEN IN QUIET CUL DE SAC POSITION**

**ENTRANCE HALL, STUDY, CLOAKROOM, LIVING ROOM, DINING ROOM, CONSERVATORY, REFITTED KITCHEN, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, OFF-ROAD PARKING, BEAUTIFULLY LANDSCAPED GARDENS WITH AREA OF DECKING AND OUTSIDE CABIN/POTENTIAL OFFICE/GYM**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the main traffic lights in Headcorn, proceed into Kings Road, continue along and turn right into Forge Lane. Bear round into Oak Lane, continue along a short way and then turn left into Knaves Acre.

## **DESCRIPTION**

An exceptional and beautifully presented detached family residence. The property has a refurbished kitchen, cloakroom and bathrooms. Benefiting from full double glazing throughout and gas-fired central heating. The property enjoys the exceptional 1/3 of an acre of rear garden which is laid mainly to lawn. There is a useful cabin which lies to the side of garden with light and power, ideal for office/gym. Vacant possession is available upon completion. An internal inspection is highly recommended.

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.



# 51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ

The accommodation comprises:

Replacement front door opening to:

## **L-SHAPED ENTRANCE HALL**

Wood laminate flooring. Radiator with cover. Useful downstairs cupboard.

## **CLOAKROOM**

Window to front. Recently refurbished. Tiled walls and floor. Radiator. WC. Hand wash basin.

## **STUDY**

Window to front. Wood laminate flooring. Radiator. Double fitted cupboard.

## **LIVING ROOM**

Leaded window to front. Radiator. Dual entry doors. Fitted carpeting. Traditional fireplace with gas-fired coal-effect fire installed.

## **DINING ROOM**

Wood laminate flooring. Radiator.

## **CONSERVATORY**

Spacious and well-constructed. Double glazed windows overlooking garden and casement doors opening to rear. Two radiators. Lovely outlook over garden.

## **KITCHEN**

Window to rear. Tile-effect flooring. Refitted with quality base and eye level units finished in cream with natural wood worktop surfaces with under lights. Inset enamel single drainer sink unit with monobloc tap. Dual fuel fitted Rangemaster with gas hob. Space and plumbing for dishwasher and washing machine. Integrated fridge freezer. Spotlights.

## **STAIRCASE**

Fitted carpeting. Leading to:

## **SPACIOUS LANDING**

Access to insulated loft area.

## **BEDROOM 1**

Window to rear. Radiator. Fitted carpeting. Fitted out with range of matching twin bedhead wardrobe cupboards. Built-in dresser unit and fitted wardrobe cupboard.

## **ENSUITE**

Refitted. Walk-in shower cubicle. Vanity hand wash basin. WC. Tiled flooring. Shaver point. Chrome heated towel rail.

## **BEDROOM**

Window to front. Radiator. Fitted carpeting.

## **BEDROOM**

Window to front. Radiator. Fitted carpeting.

## **BEDROOM**

Window to front. Radiator. Fitted carpeting. Bulkhead cupboard.

# 51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ

## FAMILY BATHROOM

Refitted. Panelled bath with shower attachment and screen. Hand wash basin and WC in vanity unit. Chrome heated towel rail. Tiled walling with inset mirror.

## OUTSIDE

The property enjoys an area of frontage with car parking and electric car charging point. Double side gates opening through to service area. The main feature of the property is the lovely garden laid mainly to lawn which is fully fenced. Area of quality decking. Garden shed.

## LOG CABIN

Window to front. Laminate flooring. Spotlights. Ideal for office, gym or storage.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

## COUNCIL TAX

Maidstone Borough Council Tax Band E

## 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.*

51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ



51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ

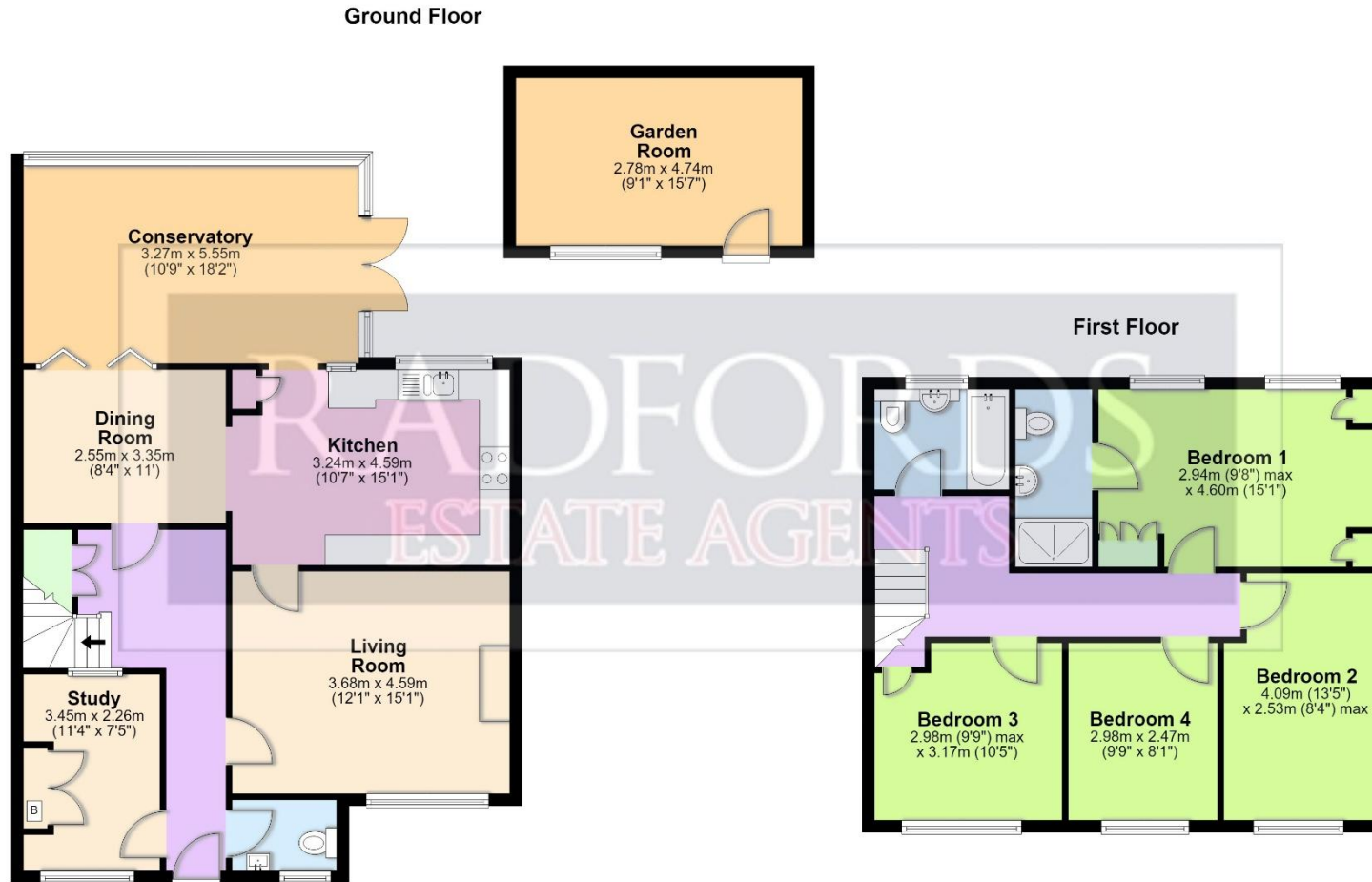


51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ



# 51 KNAVES ACRE, HEADCORN, KENT, TN27 9TJ

## FLOORPLANS



Total area: approx. 154.6 sq. metres (1663.9 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only  
Total area includes Garden Room  
Plan produced using PlanUp.