



The Street, Smarden

Ashford, Kent, TN27



DESCRIPTION

A charming Grade II Listed cottage well situated at the heart of the historic village of Smarden. The period features include an inglenook fireplace and exposed beams. The ground floor accommodation comprises a sitting room, dining room and kitchen. Upstairs there are two double bedrooms, bathroom and wc. This property benefits from central heating and a rear courtyard garden. No forward chain.

LOCATION

The pretty village of Smarden provides some good amenities including a primary school, butchers shop, village stores and post office, public houses and parish church. There is a mainline railway station at the nearby village of Headcorn with a regular service to London Charing Cross. Headcorn also offers further amenities including shops, cafes and restaurants.

Services: Mains electricity, water, gas and drainage.

Tenure: Freehold

Local Authority: Ashford Borough Council

Council Tax: Band D

Restrictions: Grade II Listed, conservation area.

EPC: D (D)

Mobile Phone Signal: EE - good outdoor, O2, THREE - variable (Source OFCOM)

Broadband: Standard 19 mbps / Superfast 80 mbps (Source OFCOM)

Flood Risk: Very Low (Source GOV.UK)

Directions: [what3words///aspect.neatly.recover](https://www.what3words.com/aspect.neatly.recover)





Main entrance door with small, glazed panels to:

Sitting Room An attractive room with exposed beams, inglenook fireplace and a wood burner stove. Bay window to front. 2 radiators. Stairs to the first floor.

Dining Room A good size dining room with quarry tiled floor and exposed beams. Recessed ceiling spotlights. Wall mounted gas fired boiler. Built in cupboards. Under stairs storage cupboard. Open doorway to lobby and kitchen.

Lobby Space for a fridge freezer. Shelving. Quarry tiled floor.

Kitchen Floor and wall mounted kitchen storage units with work surface. Stainless steel sink with mixer tap and drainer. Space for a cooker with extractor and light over. Space for a washing machine.

Stairs to First Floor Landing Access to roof void. Room temperature thermostat.

WC Low level close coupled wc. Wash hand basin with tiled splashback, mixer tap and vanity cupboard below. Radiator. Tiled floor.

Bathroom The suite comprises roll top bath with mixer tap and spray, wash hand basin with mixer tap and vanity cupboard below, bidet. Corner shower enclosure. Recessed ceiling spotlights. Towel heater.

Bedroom Fireplace with grate and timber surround. Built-in wardrobe cupboards. Radiator. Airing cupboard with linen shelves. Access to roof void.

Bedroom Radiator. Wall light point.

Rear Garden Fully enclosed with pedestrian gate to side access. Paved with borders. Timber garden tool shed. Outside tap.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

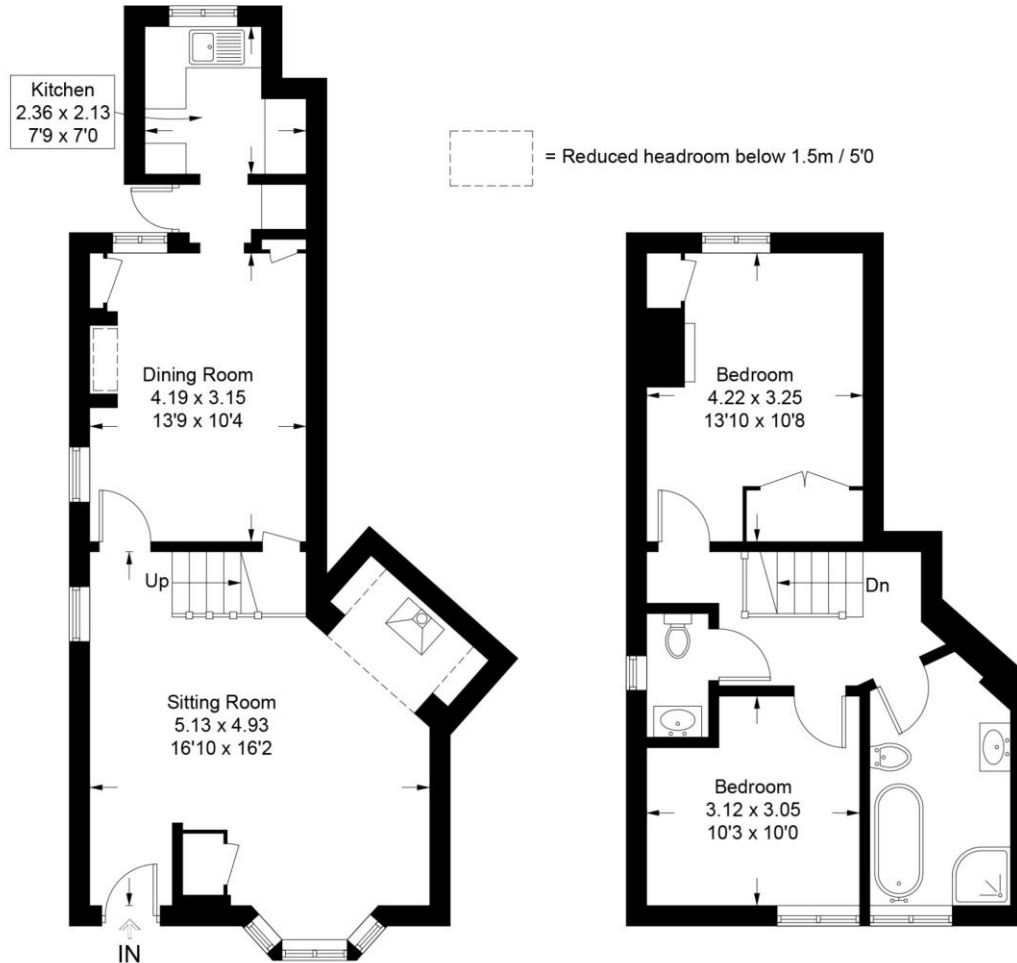
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.





Approximate Gross Internal Area
 Ground Floor = 46.3 sq m / 498 sq ft
 First Floor = 39.2 sq m / 422 sq ft
 Total = 85.5 sq m / 920 sq ft



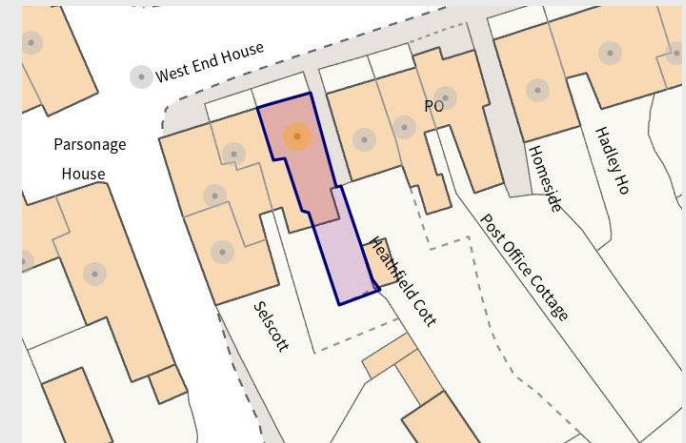
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



KENT &
EAST SUSSEX



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