



Guide Price
£450,000

Freehold

3x  1x  2x 

**Brook Lane Cottages,
Sellindge, Ashford,
Kent, TN25**

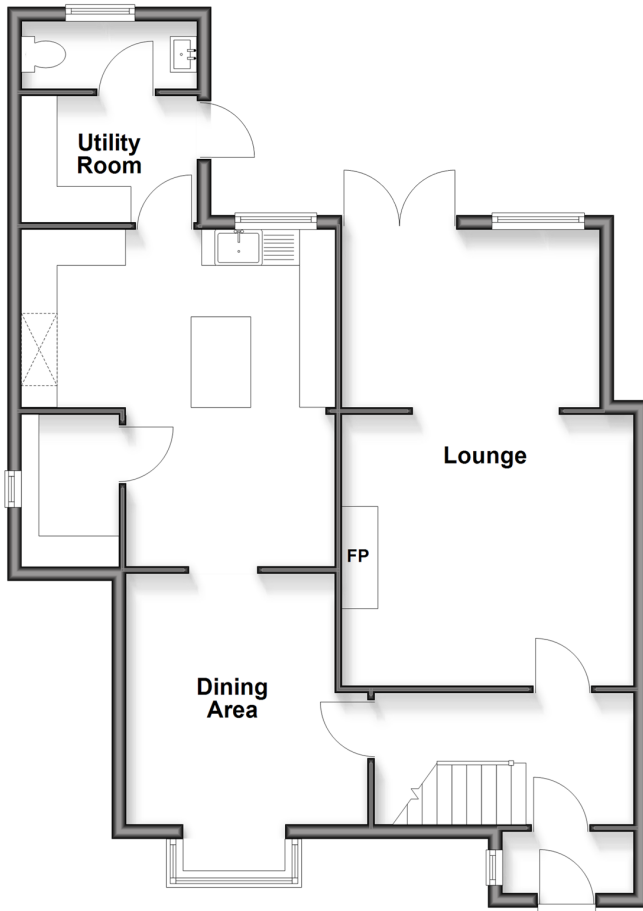
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

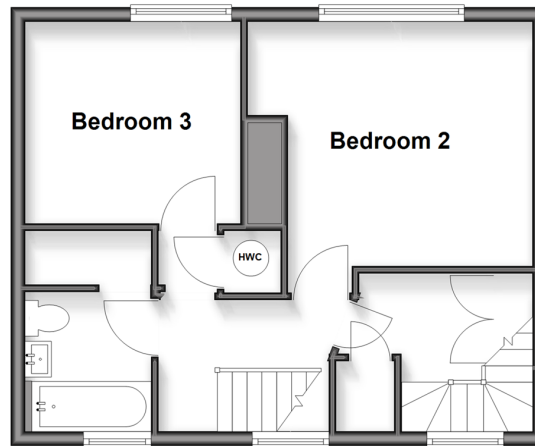
Ground Floor

Approx. 74.3 sq. metres (799.4 sq. feet)



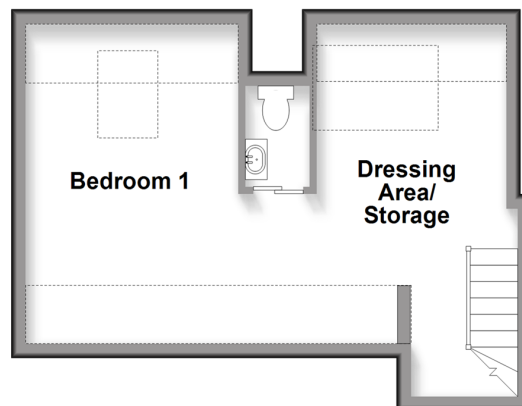
First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Accommodation

GROUND FLOOR

Porch: 5'11 x 3'2 (1.80m x 0.97m)

Entrance Hall: 11'10 x 6'0 (3.61m x 1.83m)

Dining Area: 13'5 into bay (4.09m)
narrowing to 11'5 (3.48m) x 11'6 (3.51m)

Kitchen/Breakfast Room: 16'2 (4.93m) x 14'4
(4.37m) narrowing to 10'2 (3.10m)

Pantry

Utility Room: 7'3 x 5'9 (2.21m x 1.75m)

Cloakroom: 8'0 x 3'0 (2.44m x 0.92m)

Lounge: 13'4 maximum x 12'5 (4.07m x
3.79m) narrowing to 7'7 x 11'10 (2.31m x
3.61m)

FIRST FLOOR

Landing

Bedroom 2: 11'10 x 11'2 (3.61m x 3.41m)

Bedroom 3: 9'11 x 9'6 (3.02m x 2.90m)

Bathroom: 6'4 x 5'9 (1.93m x 1.75m)

SECOND FLOOR

Bedroom 1: 23'0 maximum (7.02m) x 14'6
(4.42m) narrowing to 9'3 (2.82m)

En-Suite Cloakroom

Dressing Area/Storage

OUTSIDE

Off Road Parking

Garage: 22'5 x 13'1 (6.84m x 3.99m)

Front & Rear Gardens

Shed



Main features

- Generous kitchen/breakfast room with pantry and dining room cloakroom
- Cosy lounge with beautiful open fireplace and log burner
- All 3 bedrooms are doubles
- Stunning loft conversion with exposed beams, dressing area/storage and cloakroom
- Bathroom with space for separate walk-in shower



Nearest Schools

Primary Schools: Sellindge Primary 0.7 miles, Lympne Primary 2.2 miles, Smeech Community Primary 2.4 miles

Secondary Schools: Brockhill Park Performing Arts College 2.8 miles, Caldecott Foundation School 2.9 miles,



Transport Information

Train Stations: Ham Street 7.5 miles, Appledore 10. miles



Address

Brook Lane Cottages, Sellindge, Ashford, Kent, TN25



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Hythe Branch 01303 267473 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
E(43)	C(76)

12825149/20260207/MEL/MIB