



'Our Focus Determines Your Reality'



Pluckley Road
Smarden
Kent
TN27 8NJ



Entrance Hall * Sitting Room * Dining Room * Conservatory
Kitchen/Breakfast Room * Pantry * Utility Room
Two Ground Floor Double Bedrooms * Family Bath/Shower Room

Principal Bedroom * Two Further Bedrooms
Family Bathroom * Separate Shower

Enclosed Garden and Grounds approx. 3.75 Acres
Swimming Pool * Poolside Bar * Changing Room
Cart Lodge and Garage * Off Road Parking



ATTRACTIVE, VERSATILE, DETACHED PROPERTY

Occupying a rural location, on a country lane on the outskirts of the sought after Kentish village of Smarden, this attractive, detached property, offers a versatile family home sitting in grounds of approximately 3.75 acres including a charming garden with swimming pool, pool side bar and changing facilities.

The accommodation consists of an entrance hall, double aspect sitting room with fireplace and log burning stove, doors lead into a conservatory with doors to the garden; a triple aspect dining room with a log burning stove and doors opening to the terrace, a kitchen/breakfast room again with door to the garden, a pantry and a utility room on the ground floor. Also on the ground floor there are two double bedrooms and a family bath/shower room.

On the first floor there is a principal bedroom, two further bedrooms, a bathroom and separate shower.

A gravel drive, bordered with mature hedging leads to the cart lodge, garaging and off-road parking. The charming garden is laid predominantly to lawn with an expansive paved terrace, and flower beds. There is a poolside bar and changing room to complement the swimming pool. In addition to the garden, there is also a paddock.



SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.

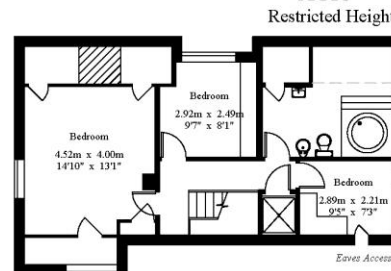
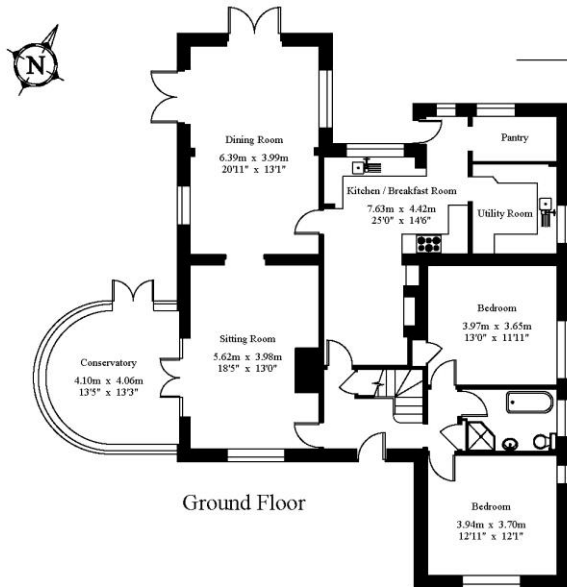
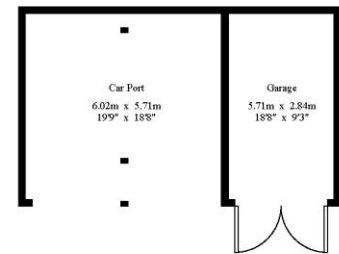
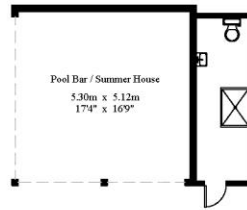


The Weavers Cottage

House - Gross Internal Area : 217.2 sq.m (2337 sq.ft.)

Pool Bar/Summer House & Changing Room -
Gross Internal Area : 37.1 sq.m (399 sq.ft.)

Car Port & Garage - Gross Internal Area : 54 sq.m (581 sq.ft.)



2 4 6 8 10 12 14 Feet For Identification Purposes Only.
1 2 3 4 Metres © 2023 Truplan (UK) Limited (01892) 614 881



SERVICES

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band G

EPC Rating: D – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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