

'Our Focus Determines Your Reality'



Rock Hill Road Egerton Kent TN27 9EA



Sitting Room * Dining Room * Kitchen/Breakfast Room Cloakroom

Master Bedroom leading to Attic Bedroom * Further Bedroom Family Bath and Shower Room

Garden with Terrace * Garage * Off Road Parking



ATTRACTIVE VICTORIAN COTTAGE

This charming Victorian cottage is located on the outskirts of the sought after village of Egerton. The slightly elevated cottage sits in attractive gardens and enjoys far reaching views over the countryside.

Presented in immaculate order throughout, the accommodation consists of a sitting room with square bay window and a delightful Victorian fireplace, a dining room with log burning stove and doors to the garden, a triple aspect kitchen/breakfast room again with doors to the terrace and a cloakroom on the ground floor.

On the first floor, there is a master bedroom with fireplace, a further bedroom and a family bath and shower room. A door in the master bedroom opens onto a staircase to the attic double bedroom.

Steps to the front lead to a path across the lawn to the front door, the garden is bordered with mature hedging. The delightful garden to the rear is textured with paving and gravel with attractive flower and shrub beds. There is a garden store with power, a garage to the rear of the garden and off road parking.



EGERTON

Egerton is an award winning rural village with a post office stores, sports hall, village hall, petrol station, The Barrow House pub/restaurant and a well-regarded primary school having achieved good Ofsted reports.

Other local amenities can be found at the larger villages of Charing and Headcorn. Egerton is approximately seven miles from the market town of Ashford, with its full range of shopping and leisure facilities,

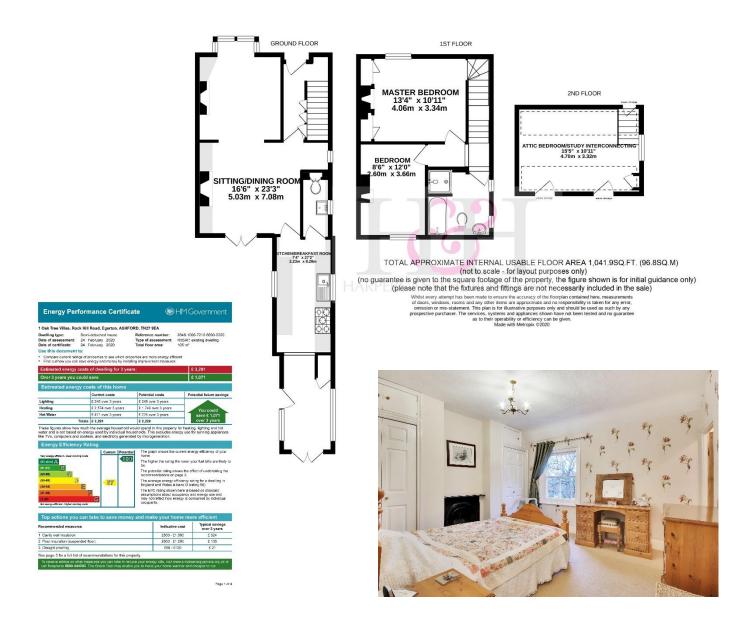
SCHOOLS AND CONNECTIONS

The property is well positioned for a variety of well-regarded independent secondary schools including Sutton Valence and the grammars in Ashford and Maidstone. With the proximity of Headcorn station the schools in Tonbridge and Sevenoaks also become more easily accessible.

Nearby Headcorn, Charing and Pluckley stations lead directly to multiply London stations: London Bridge, Waterloo East, Charing Cross, Victoria and Cannon Street. Ashford International Station provides a high speed link to London St. Pancras is just under 40 minutes.







SERVICES

All mains services connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band D

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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