



'Our Focus Determines Your Reality'



CHURCH WALK  
Headcorn  
Kent  
TN27 9NP



Hall \* Sitting Room \* Kitchen/Dining Room

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Principal Bedroom with Ensuite  
Two Further Interconnecting Bedrooms \* Family Bathroom

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Enclosed Garden with Terrace \* Off Road Parking  
Brick Outhouse



## CHARMING ATTACHED GRADE II LISTED COTTAGE

This charming Grade II Listed character cottage believed to date from the 1600's occupies an attractive location overlooking the Church, in the Wealden town of Headcorn.

Presented in immaculate order throughout the cottage exudes character with many period features. The accommodation consists of an entrance hall, a sitting room enjoying an inglenook fireplace with log burning stove and a kitchen/dining room with door to the garden on the ground floor.

On the first floor there are two interconnecting double bedrooms and a family bathroom with access to storage. The principal bedroom with ensuite shower room is situated on the second floor and boasts exposed beams and a vaulted ceiling.

Outside a path leads across the attractive garden to the front door whilst to the rear of the cottage there is off road parking for up to three cars and an attractive enclosed garden laid to lawn with well-stocked borders, a paved terrace and a brick outhouse ideal as a garden store.

The cottage is within easy walking distance of the local amenities including the mainline railway station.



## HEADCORN

Headcorn offers a variety of shops including a small supermarket and other everyday amenities such as banking, sporting and recreational facilities and a modern medical centre.

## SCHOOLS AND CONNECTIONS

As well as the local primary school, there are excellent secondary schools including Grammar Schools in Tonbridge, Maidstone and Ashford serving the area.

There is a mainline station at Headcorn provides services to London Charing Cross and nearby Ashford for the high speed link to London (35 mins) and Europe. The M20 is approx. 11 miles away.



Approximate Area = 126.9 sq m / 1366 sq ft  
(Including Eaves)  
Including Limited Use Area (15.8 sq m / 170 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 298065



## SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: n/a

Right of way over No. 13's land to wheel bins from rear to front of property. Right of way over No 13's land between rear gate of No 12 and parking area

Maidstone Borough Council – Council Tax Band D

Broadband speed up to 330mb

Please note that the fixtures and fittings are not necessarily included in the sale.



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