



'Our Focus Determines Your Reality'



Moat Road  
Headcorn  
Kent  
TN27 9NP



Entrance Hall \* Sitting Room \* Family Room  
Kitchen opening to Dining Room \* Pantry \* Cloakroom

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Principal Bedroom Suite  
Three Further Bedrooms \* Family Bathroom

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Enclosed Garden with Terrace \* Summer House  
Swimming Pool \* Pool House with Sauna \* Double Garage  
Off Road Parking



## SUBSTANTIAL DETACHED FAMILY HOME

Completed in 1967, this very original family home was bought as new and has not been on the open market since. This much loved property sits in attractive enclosed gardens with a sheltered terrace, a swimming pool with pool house and sauna and a summer house.

The substantial, versatile accommodation consists of a lobby with storage cupboards for outdoor wear, an entrance hall, double aspect family room with wood panelling opening into a triple aspect sitting room with fireplace and doors opening to the terrace, a dining room which has an opening across a work surface into the double aspect kitchen with door to the garden and a pantry, and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom suite comprising a double bedroom, shower room and dressing room, three further bedrooms and a family bathroom.

Outside, gates open onto the drive which provides off road parking and leads to the garages which are attached to the house and could easily be incorporated into the accommodation subject to the necessary permissions. A gate opens from the drive through to a paved area with a brick built garden store and which opens out to the swimming pool, pool house with shower, sauna and plant room and summer house. The garden is laid predominantly to lawn with mature planting and a sheltered terrace.



## 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 INTERNAL FLOOR AREA FOR HOUSE 208 SQ.FT. (194.45 SQ.M.)  
 GARAGE 2ND 52 SQ.FT. (4.81 SQ.M.)  
 POOL HOUSE 53.5 SQ.FT. (4.95 SQ.M.)  
 (no guarantee is given to the square footage of the property; the figure shown is for information only)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GROUND FLOOR



## 1ST FLOOR



## SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: D – full details available on request.

A covenant exists that only one dwelling house shall be built on the plot and that no trade or business shall be carried on thereon.

Maidstone Borough Council - Council Tax Band G

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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