



'Our Focus Determines Your Reality'



Vesper Court
Smarden
Kent
TN27 8LZ



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Integral Double Garage * Enclosed Garden * Off Road Parking



ATTRACTIVE FAMILY HOME IN TUCKED AWAY LOCATION

Occupying a tucked away location in the sought after village of Smarden, this attractive family home has much to offer from the cul-de-sac location to the well-proportioned rooms and the charming, enclosed wrap around garden with paved terrace.

The versatile accommodation consists of an entrance hall, double aspect sitting room with feature brick fireplace and doors to the garden, dining room, study, kitchen/breakfast room with doors to outside, cloakroom and a door to the integral double garage with utility area, all on the ground floor.

On the first floor, there is a double aspect principal bedroom with built-in storage and an ensuite shower room, three further double bedrooms and a family bathroom.

Outside a drive provides off-road parking and leads to the double garage. Areas of lawn interspersed with mature shrubs border the drive. The mature garden to the rear is enclosed with closed slat wooden fencing and is laid to lawn with a paved terrace ideal for outside entertaining. The well-stocked flower and shrub beds are a feature of this delightful garden together with the decorative pond.



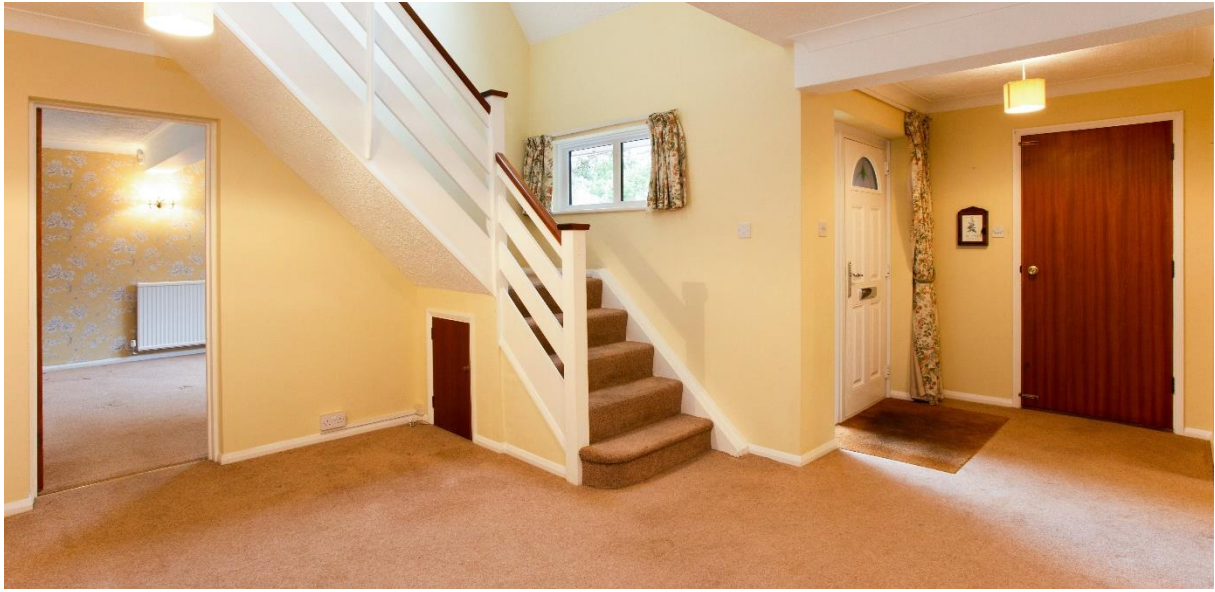
SMARDEN

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.

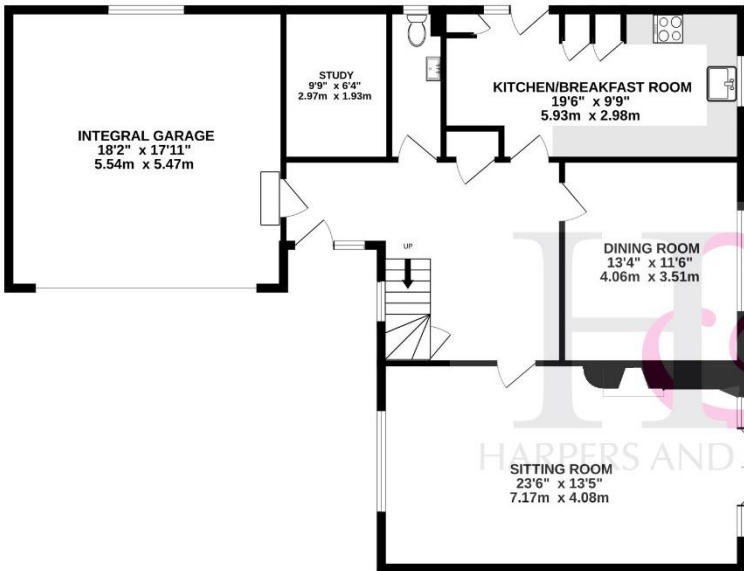
SCHOOLS AND CONNECTIONS

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.

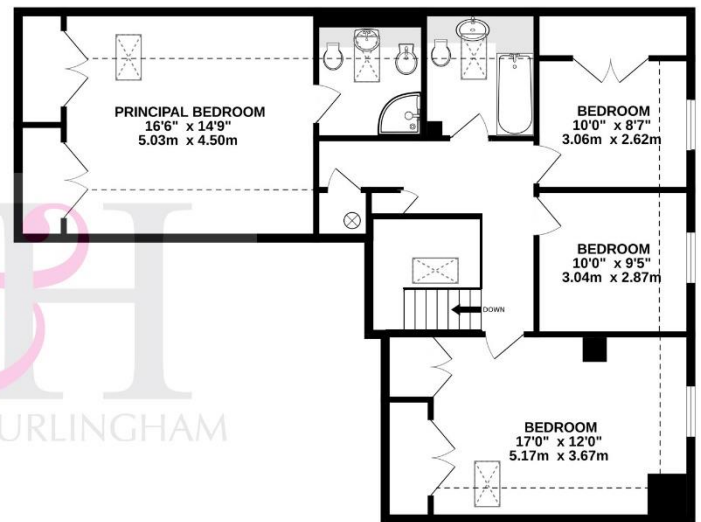
Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING GARAGE 2,281.9 SQ. FT. (212 SQ. M.)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floor plan contained here, 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.
Made with Metropix ©2023



SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D – full details available on request.

Ashford 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.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com