



'Our Focus Determines Your Reality'



Headcorn Road  
Smarden  
Kent  
TN27 8PJ



Entrance Hall \* Sitting Room \* Dining Room \* Kitchen  
Breakfast Room \* Cloakroom

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Principal Bedroom, Ensuite \* Three Further Double Bedrooms  
Family Bathroom

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Enclosed Garden \* Home Office  
Double Garage \* Off Road Parking



## PERIOD COTTAGE IN FARM HAMLET SETTING

This charming period cottage has been extended, to provide a spacious family home in a semi-rural farm hamlet location on the outskirts of the village of Smarden. The property also benefits from an enclosed garden, detached home office and a double garage.

The accommodation consists of an entrance hall, a double aspect sitting room with fireplace and wood burning stove, and doors to the terrace, a dining room, also with doors to the terrace, a breakfast room, a fitted kitchen with door to outside and a cloakroom on the ground floor.

A staircase leads from the sitting room to the first floor principal bedroom with built-in storage and an ensuite bath and shower room, there is a door opening into a connecting double bedroom however this room can be accessed via a further staircase in the breakfast room. There are a further two double bedrooms and a family bathroom.

Outside the cottage sits in a good size plot. The garden is laid predominantly to lawn with flower and shrub beds and a manicured hedge bordering a path leading from the parking to the paved terrace. There is a double garage and a summerhouse/home office



## 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 5 minutes' drive, Pluckley 10 minutes' and Ashford International with the fast link to London some 20 minutes' drive.





# Headcorn Road, TN27

Approximate Gross Internal Area = 170 sq m / 1825 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

Mains electricity and water. Oil fired central heating. Klargester Sewage Treatment Plant.

Ashford Borough Council - Council Tax Band F

EPC Rating: E

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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