

HOBBS • PARKER

The Villages



I Orlestone Villas

Hamstreet

Ashford, Kent TN26 2DU

A rarely available semi detached Victorian villa with garden, shed, garage and greenhouse in the heart of this busy and vibrant village and walking distance to the local school and shops. Hamstreet Railway Station with its mainline to London Victoria is also within walking distance.

Guide Price £285,000



Accommodation

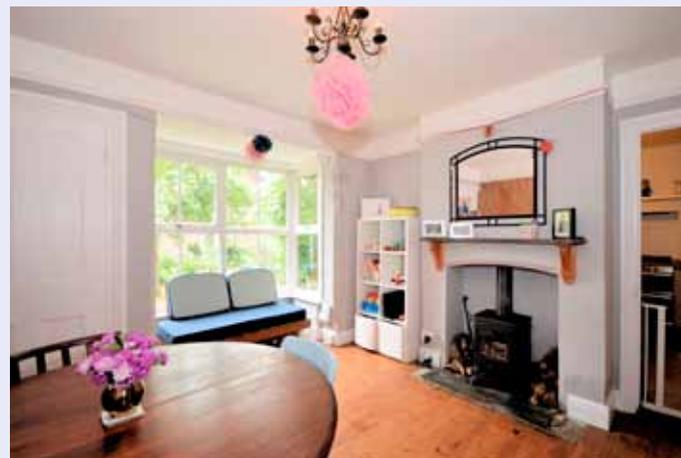
Entrance Hallway • Kitchen • Sitting Room • Dining Room • 2 Double Bedrooms • Family Bathroom
Outside Utility Room • Outside Cloakroom
Large Workshop • Greenhouse

Gardens

Lawned front garden, mature trees and shrubs, path and steps to rear garden • Pergola with patio and lawned rear garden • Workshop and Greenhouse.

Communications

Ashford – 6.6 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

1 Orlestone Villas is in an elevated position nestled in the heart of the village. The excellent village

school is within walking distance as are the village shops and amenities. Hamstreet also has it's own train station with connections to London Victoria and Ashford International with direct line to London St Pancras (37 minutes). The nearby town of Ashford with larger shopping and recreational facilities and range of public, private and grammar schools is only 6.6 miles away. There is easy access by road to the M20 and main routes to either Tenterden, Canterbury or the coast.

1 Orlestone Villa

A delightful semi detached Victorian property with charm and character throughout. The entrance hallway with central staircase has doors leading off into the cosy sitting room with feature fireplace and bay window. The other side takes you into the dining room with wooden floorboards, feature fireplace with wood burning stove, bay window and understairs storage cupboard. From the dining room you can access the kitchen which has been fitted with a range of high gloss pebble grey wall and base units and oak worksurfaces, fridge, double oven, calor gas hob, extractor hood inset in chimney breast, tiled limestone floor and door to rear garden. On the first floor are two double bedrooms, both with feature fireplaces and cupboards. There is also a good size modern family bathroom comprising white bath suite with bath and shower over, w/c, pedestal wash basin, towel ladder radiator, medicine cabinet, airing cupboard and new floor tiles.

Outside there are two outbuildings, one housing a utility room with space for washing machine, tumble dryer, fridge freezer and boiler, the other is an outside cloakroom.

Garden

The front of the property is screened from the road by a mature hedge and trees. There is a gate with steps leading up to the property and lawn to one side. Another gate leads you to the front door and side access to the rear garden. There is a pergola with mature vine directly outside the kitchen area providing a pleasant outside 'al fresco' dining area. Beyond this is the greenhouse, outbuildings and newly laid lawn. There is a large shed and behind this, a further outbuilding/garage. The removal of the garage would create off road parking for two vehicles.

Services

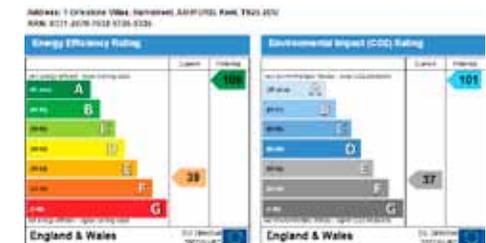
Mains water, electricity and drainage. Oil fired central heating.

Viewings

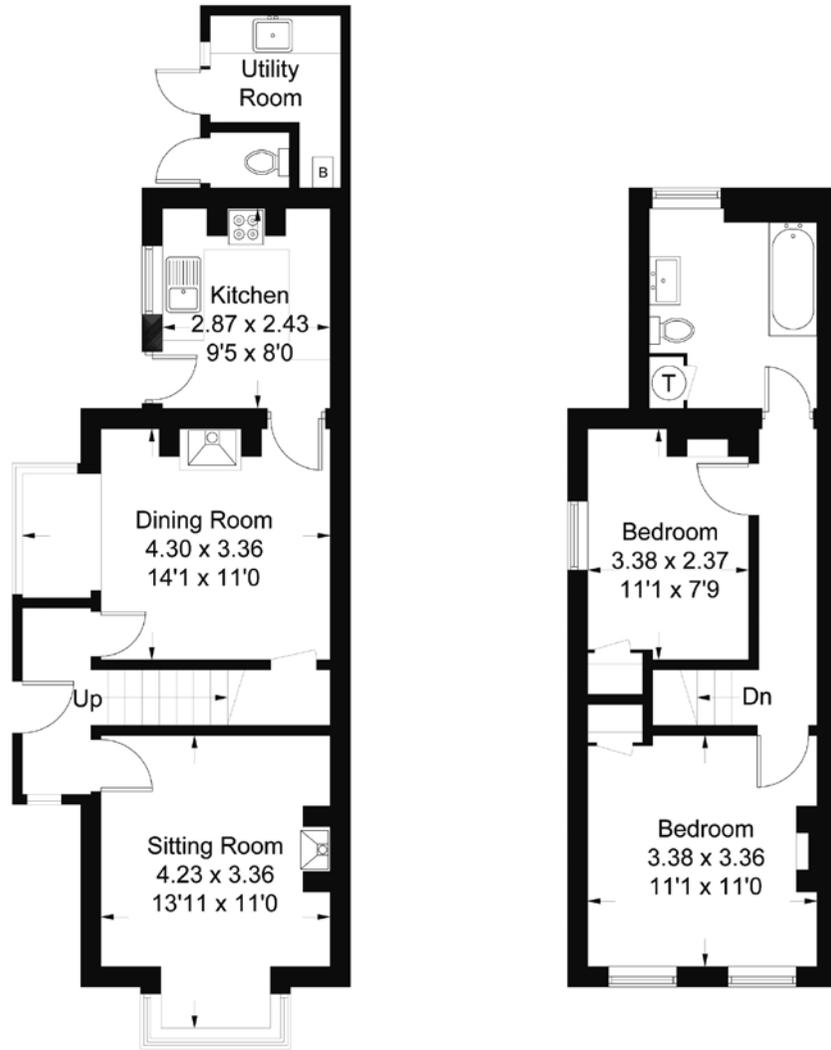
Strictly by appointment only.
(Reference VI 697)



Energy Performance Certificate



1 Orlestone Villas, Hamstreet



Ground Floor
46.1 Sq m / 496 Sq ft

First Floor
34.0 Sq m / 366 Sq ft

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID185141)



Directions

From M20 Junction 10 proceed towards Hamstreet on the Bad Munstereifel dual carriageway and turn left onto the A2070 bypass towards Hamstreet.

Turn off the A2070 signposted Hamstreet (on your right) and turn left at the junction towards Hamstreet villages.

Continue along the road, past the Primary School and 1 Orlestone Villas will be found on your right, just before the crossroads, look out for our For Sale board.

Hamstreet

LOCAL VILLAGE PROPERTY

Hamstreet lies about 6 miles from Ashford and boasts an extremely strong community spirit. There are many clubs and societies based within the village which is well known for its charitable ethos.

In the centre of the village is a pub, garage, Indian restaurant, beauty salon, dog grooming parlour, general store, post office, newsagents, hairdressers and dance studio. The village has its

own railway station (the Ashford to Hastings line) providing quick access to Ashford from where there is a fast speed link to St Pancras (37 minutes). The local primary school has a well attended pre-school department.

Bourne Wood Nature Reserve on the village outskirts is popular with walkers, runners and hikers.



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Ashford Office
Romney House
Orbital Park
Ashford TN24 0HB
01233 506221

Tenterden Office
9 The Fairings
Oaks Road
Tenterden TN30 9QX
01580 766766

hobbsparker.co.uk



Are you thinking about selling your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Sarah Holgate

Hobbs Parker The Villages