



Flanders House

Kingsford Street, Mersham,
Kent TN25 6NZ

A most attractive period village house circa 1790 listed Grade II combining modern everyday facilities with abundant character and charm complemented by a wonderful rear garden and 2 bay cart lodge garage with off-road parking. **NO CHAIN**

Ashford International (HS1) - 4 miles.

Guide Price: £565,000



Accommodation

Entrance Hall • Drawing Room • Dining Room (wood burning stove) • Kitchen/Breakfast Room with Aga
Boot Room • Utility/WC • Wine Cellar • 4 Bedrooms (1 En-Suite) • Family Bathroom • Underfloor heating to both bathrooms • Oil fired central heating • New roof (guarantee) • Stripped pine doors • Antique fireplaces
Bespoke fitted furniture

Garden

Neatly Kept Lawn • Sunny Terraces • Well Stocked Flower and Shrub Borders • Trees • Side Accesses
Off-Road Parking • 2 Bay Cart Lodge Garage

Communications

Ashford International (HS1) – 4 miles • M20 Motorway – 2 miles • Canterbury – 15 miles • Channel Tunnel – 11 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

Flanders House is situated in the centre of this popular village within reach of local facilities which include a well regarded primary school, store/post office, parish church, cricket ground, popular public house/restaurant and a village hall.

The village is within just 2 miles of the M20 motorway (Jct 10) providing swift access to both the Channel Tunnel, Port of Dover and the M25. The International Station is just 4 miles distant providing Eurostar services to the continent and domestic 37 minute high speed trains to London St. Pancras.

Ashford provides a choice of modern retail outlets along with leisure amenities and a selection of schools both in the state and independent sectors including grammar schools for boys and girls.

Flanders House

A beautifully maintained and renovated 4 bedroom detached period house listed Grade II of historic and architectural interest

with Kentish Ragstone part tile hung elevations and traditional sash windows. The property benefits from an abundance of character and charm with good ceiling heights along with modern facilities combined with more traditional features such as antique fireplaces, stripped pine doors, oak, original quarry tile, slate and reclaimed pine floor coverings, Aga within the kitchen and wood burning stoves in the two reception rooms. There are delightful wooden latch doors leading to each of the four



bedrooms (1 en-suite) with a family bathroom in addition. There is exceptionally good bespoke storage including wardrobes, cupboards, hanging rails and drawers particularly in three of the bedrooms. There is loft access from the walk in wardrobe off the larger front bedroom via a fitted fold down ladder. There is also boarded loft storage accessible from the main bedroom.

The Garden

The house is complemented by a very pretty, good size garden to the rear of the house with access from either side. The garden is both well stocked and imaginative with a beautiful arrangement of plants and shrubs along with shade offered by trees, sunny terraces and plenty of privacy from good boundary fencing and a most delightful twin bay cart lodge garage sited at the bottom of the garden offering a splendid covered parking facility with additional parking externally and a useful storage area behind.

Services

Mains water, electricity and drainage. Externally sited oil fired boiler, Aga supplementing the hot water, satellite TV connected.

Agent's Note: *Our client has survey reports undertaken during 1993 and 2013 as well as many receipts for renovation works undertaken during their ownership.*

Viewing

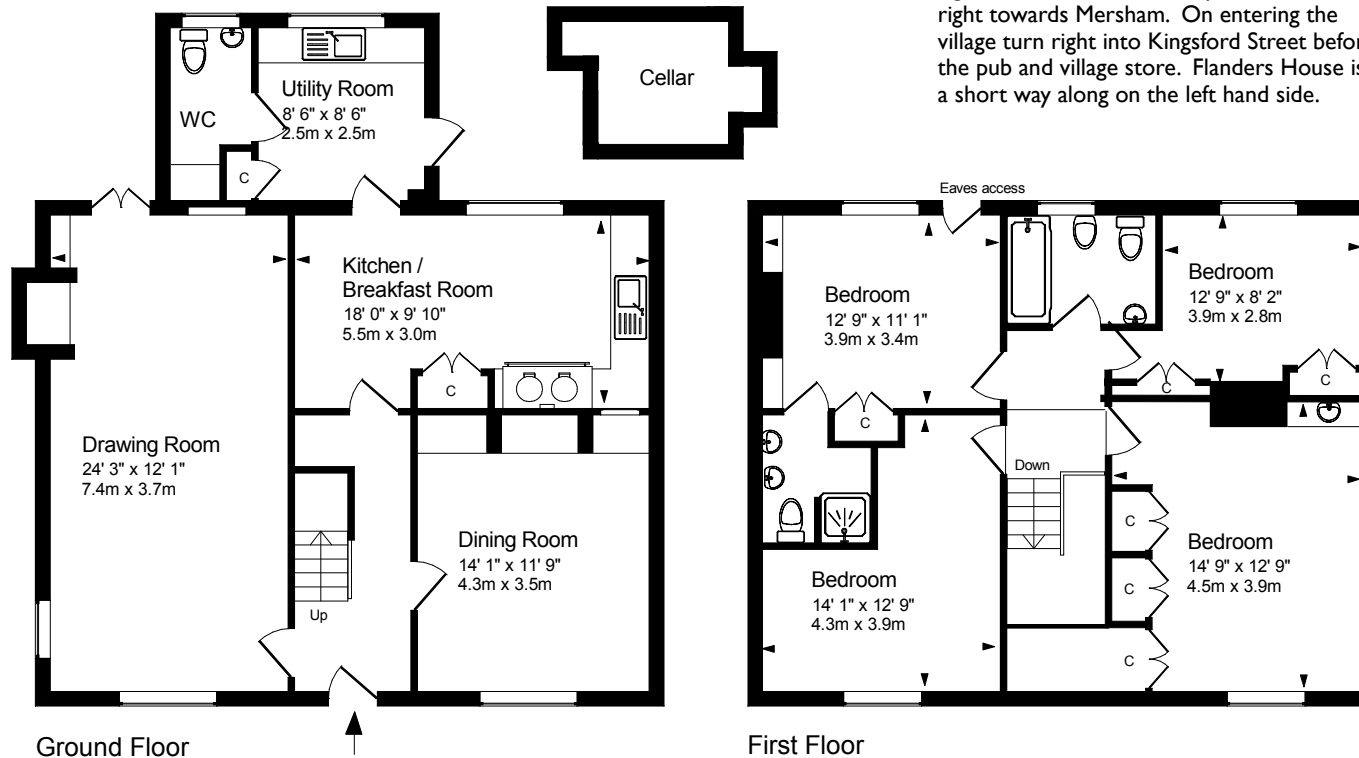
Strictly by appointment with the agents. **C1234.**



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Mersham, Kent TN25 6NZ

Directions

From the M20 motorway leave at Junction 10 and follow the A20 in the direction of Sellindge passing Tesco on the right hand side. After a couple of miles turn right towards Mersham. On entering the village turn right into Kingsford Street before the pub and village store. Flanders House is a short way along on the left hand side.



Ground Floor

First Floor

Approx. Gross Internal Floor Area: 1,620 Sq. Ft. / 151 Sq. M
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Country Houses

DISTINCTIVE COUNTRY PROPERTY

Mersham

Mersham is about 3 miles from the market town of Ashford with its international station and fast speed link to London St. Pancras (37 minutes).

There is a pub, village store/post office and primary school. On the outskirts of the village is the 17th Century Farriers Arms, now in the ownership of a group of villagers. Following a meticulous facelift it now

boasts a restaurant, function room, friendly bar serving real ales and a landscaped garden with trout stream. There is an award winning restaurant at the nearby Secret Garden at Mersham Le Hatch and a small business/retail village within a genteel and historic setting. The village hall is located close to the village cricket pitch.



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Are you planning to sell your house?

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

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help 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.

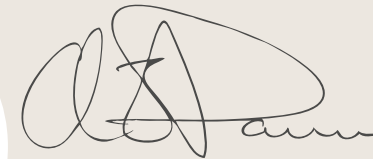
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. 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 Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers 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.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA
Managing Director & Head of
Hobbs Parker Country Houses