



Windmill Manor

Bowl Road, Charing, Kent TN27 0NH

A significant detached house set in 2 acres of gardens and grounds with some fine views and having adjoining garaging, stables and extensive attic space providing potential for conversion to further living space. In all about 4500 sq.ft. (*existing accommodation*).

Guide Price: £940,000



Accommodation

- Ground Floor • Reception Hall • Cloakroom • 40' Reception Room • Dining Room • Study • Kitchen
- Inner Hall • Laundry • Cloakroom • 3 Ground Floor Bedrooms (1 en-suite) • Family Bathroom • Plant Room
- Utility Room

First Floor

- Landing • Store Room • Bedroom (en-suite) plus Kitchenette • Large Partially Converted Attic Space (equivalent to 3 or 4 further bedrooms)

Gardens

- Brick paved gated driveway/forecourt, exterior lighting, garaging for 4 – 5 cars with workshop and storage space over • Brick stable block with 3 doors but open internally • Lawned gardens, paths and patios, grazing land • Gas central heating (underfloor), air conditioning unit, programmable lighting, sound system, security system, electric gates • Sun awning, rose beds and a garden chalet, pond and storage area.





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

Windmill Manor is tucked away along an access drive from Bowl Road at the junction with The Wynd leading to The Windmill, Old Mill House and Windmill Manor. The entrance to Windmill Manor is via electric gates leading onto a private brick paved forecourt with plenty of space for parking and turning along with access to the house, garaging and stables. Bowl Road is situated at the top of Charing Hill on the North Downs and form some parts of Windmill Manor there are panoramic views form this vantage point.

At the bottom of Charing Hill is the historic village of Charing with its High Street of shops, businesses and period houses. The village has a library, surgeries, store, butchers, coffee shop, primary school and main line railway station along with a pretty parish church. The area is well served by good road access to the surrounding towns of Faversham, Maidstone, Ashford and the City of Canterbury.

Ashford International Station provides high speed trains to London St. Pancras taking just 37 minutes and Eurostar trains to The Continent.

Windmill Manor

A significant mainly single storey property with some first floor living space and a large partially converted walk-in attic providing scope for 3 or 4 more bedrooms subject to the necessary consent. The extent and size of the accommodation is very impressive and may suit combined living with plenty of flexibility for subdivision and annexing.

Gardens and Land

The property is approached from a private estate road belonging to Windmill Manor but with access reserved for two other properties. Electric gates between two gate posts lead to a superb forecourt in front of the house with access to the attached garaging and adjoining brick stable building.

Behind the house is a large lawned garden which is well fenced and has a paved terrace and a garden summerhouse. In addition there is a storage area and grazing land outside of the garden which gently slopes away providing stunning views.

Services

Mains water, electricity and gas, air conditioning unit, diesel generator backup, some under floor heating , private drainage.

Directions

From Ashford leave at Junction 9 and follow signs towards Lenham A20.

At the roundabout at Charing take the A252 climbing the hill.

At the top of the hill turn left into Bowl Road.

Proceed through the woods and look for a left hand turning close to the bend called The Wynd.

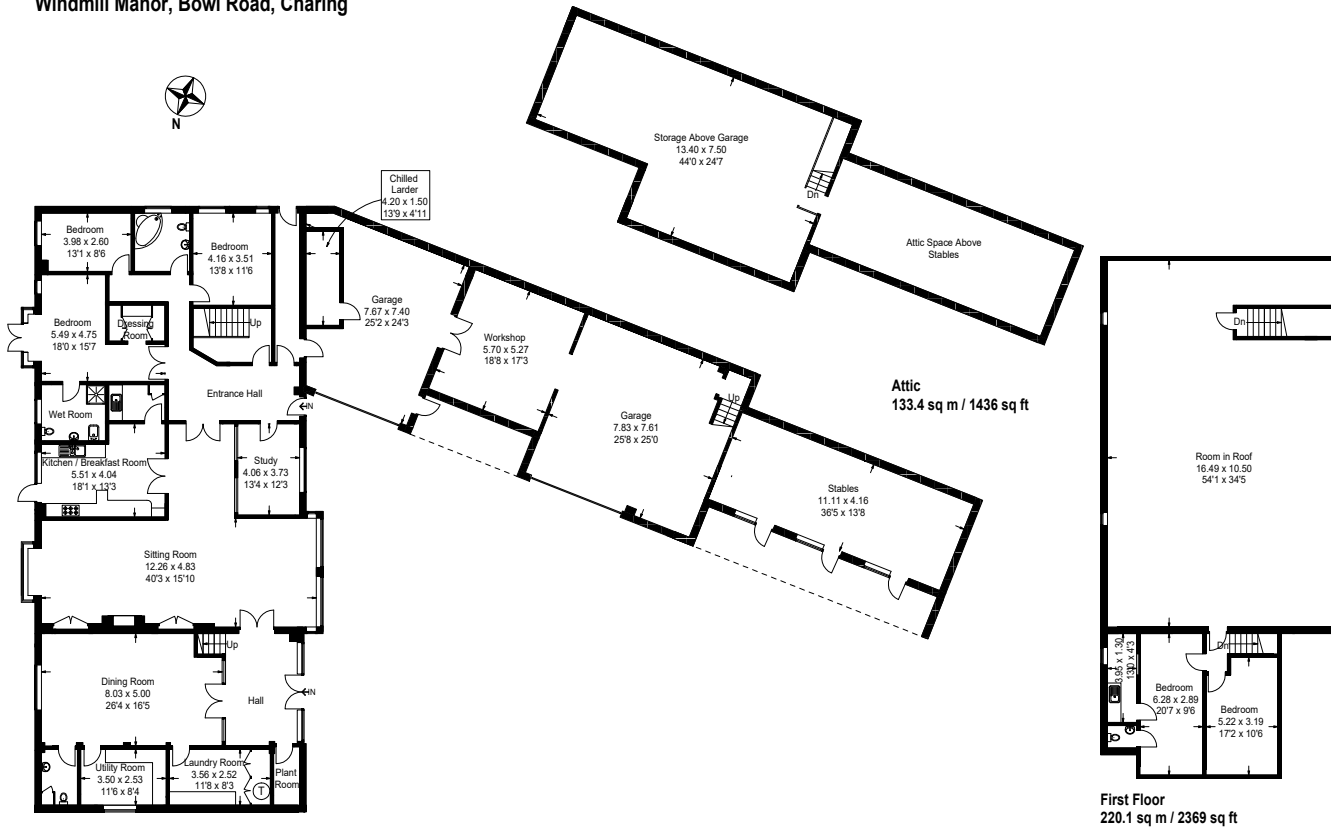
The entrance will be found almost immediately on the right hand side.

Viewing

Strictly by appointment with Hobbs Parker **(C1381)**.

Energy Performance Certificate





Approximate Gross Internal Area = 740.6 sq m / 7972 sq ft
Garage = 108.2 sq m / 1165 sq ft
Total = 848.8 sq m / 9137 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. (ID431444)



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.

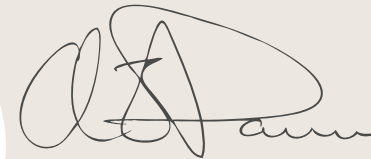
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

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