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Country Houses

Mar-Re Pested Lane Challock

DISTINCTIVE COUNTRY PROPERTY

Mar-Re

Pested Lane, Challock, Kent TN25 4BD

A delightful detached period house with sunny south west facing rear gardens and a double car barn and workshop, enjoying a fine aspect over fields with nearby access to Kingswood (1,500 acres of Forestry Commission ancient woodland).

Ashford International Station – 6 miles.

Guide Price: £545,000



Accommodation

- Entrance Porch • Sitting Room (bi-folding doors)
- Dining Room (wood burning stove) • Useful Cellar
- Kitchen (Oak surfaces) • Conservatory (breakfast area) • Cloakroom • Landing (study area) • 3 Bedrooms
- Bath/Shower Room • Central Heating • Double Glazed Windows (many sliding sash) • Latch style interior doors

Gardens

Lawns, flower beds, shed/gym, workshop, double car barn, brick paved driveway/forecourt, large terrace with arbour, outside lighting, pretty planted front garden.

Communication

- Ashford Int. Station (HS1) – 6 miles
- M20 motorway – 5 miles • M2 motorway – 6 miles
- Canterbury – 9 miles • Faversham – 6 miles





style cooker whilst a conservatory leads directly off used as a sunny breakfast area with views of the garden as well as acting as a useful entrance and cloakroom.

On the first floor, there is a spacious landing used as a study area and there are 3 bedrooms which share a stunning remodelled and refitted bath/shower room.

From many of the windows there are lovely views over neighbouring fields.

Services

Mains water and electricity, liquid propane gas fired central heating (exterior boiler), private drainage.

Directions

From the M20 Motorway: Leave at Junction 9 and follow signs towards Faversham A251 making your way through the Eureka Park development eventually meeting the junction with the A251. Turn left at the traffic lights and follow this road through the village of Boughton Aluph and up the hill to the village of Challock. At the roundabout, adjacent to the Halfway House inn, turn right signposted towards Canterbury along the A252. The first turning on the left hand side will be into Pested Lane where the property will be found on the left hand side.

Viewing

Strictly by appointment with the Agents **(CI449)**

Situation

Mar-Re is situated on the edge of the popular village of Challock along Pested Lane off Canterbury Road in the direction of the next village known as Molash. One of the attractions of this semi-rural location is the close proximity to Kings Wood which comprises 1,500 acres of Forestry Commission ancient woodland and a haven for wildlife as well as many walks and rides. www.kentdowns.org.uk.

The sought after North Downs village of Challock has a highly regarded primary school, pub, post office/store and village green known as "The Lees". The village is well served by direct route to a number of destinations including the City of Canterbury, County Town of Maidstone, historic town of Faversham and the thriving Market Town of Ashford, home to the International Station serving 37 minute HS1 services to London St. Pancras and Eurostar services to the continent. The village is also located between the M2 and the M20 motorway junctions 6 and 9 respectively.

Mar-Re

Mar-Re is an unlisted detached period double fronted house with central porch and replacement sliding sash woodgrain effect double glazed windows in keeping with the original character.

The accommodation is beautifully presented and fitted with interior latch doors, a wood burning stove in the dining room and an open fireplace in the sitting room which also has bi-folding doors opening to the terrace. The well fitted kitchen features natural oak worksurfaces, integral dishwasher and a range



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.

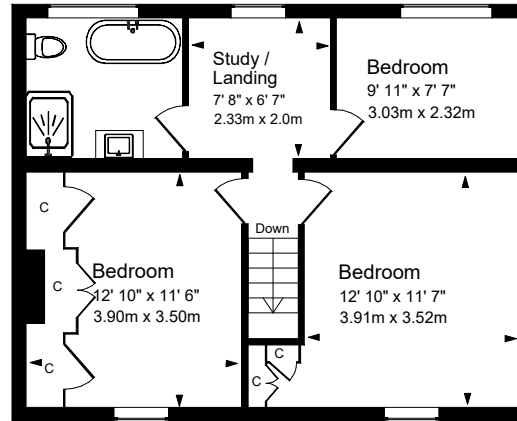
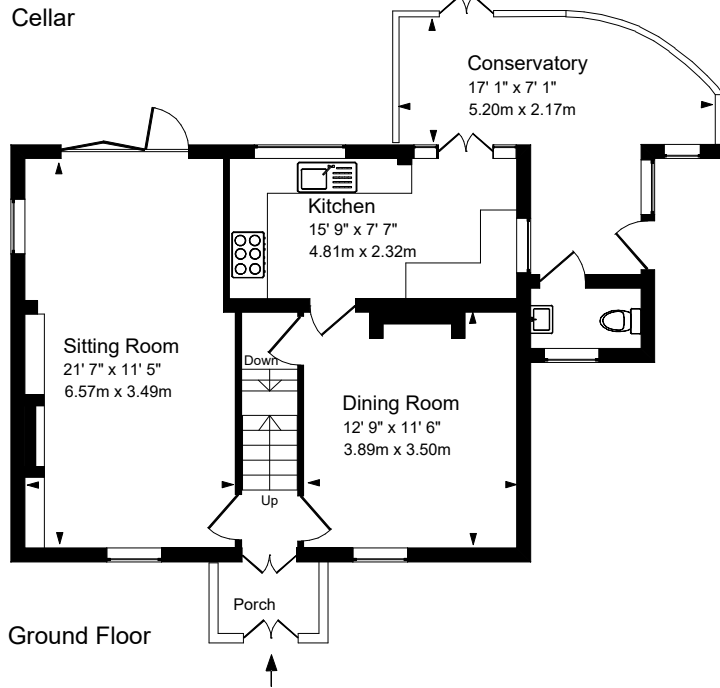
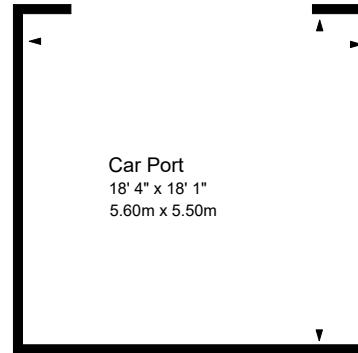
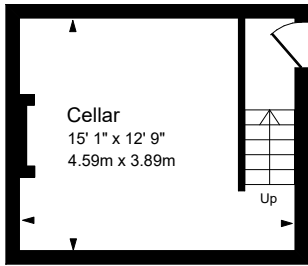
All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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.

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Challock, Kent TN25 4BD



Approximate Gross Internal Floor Area House : 1,340 Sq. Ft. / 124 Sq. M.
Includes Conservatory. Excludes , Car Port, Cellar and Porch.

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Drawing Number : 184-796j



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Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



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