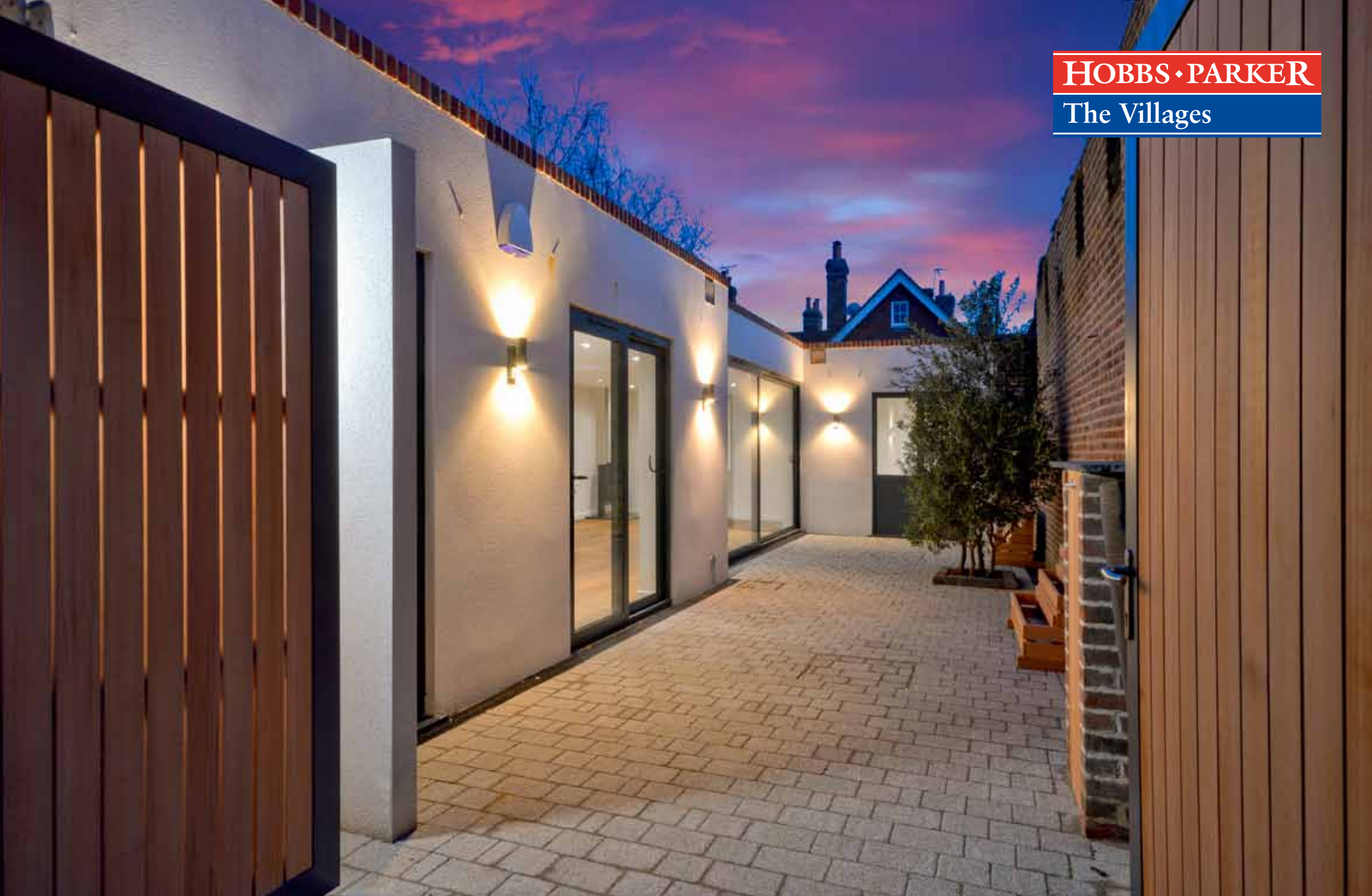


HOBBS · PARKER

The Villages



Brunswick House 6a Brenchley Mews Charing

LOCAL VILLAGE PROPERTY

Brunswick House

6a Brenchley Mews

Charing, Ashford, Kent TN27 0JQ

A stunning brand new detached eco-friendly 2 bedroom mews property with contemporary open-plan living space, in a quiet village location within walking distance to local shops and amenities, bus stops and the village train station.



This superb property incorporates an eco-friendly roofing system, solar photo-voltaic system, rainwater harvesting system, luxury kitchen, roof lanterns, en-suite bathroom and separate shower room with WC, sliding doors opening onto private courtyard and off-road parking for 2 cars.



Guide Price: £375,000 - £400,000



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.



Accommodation

- Entrance Hall
- Open plan kitchen/dining/living areas with under floor heating and log burner
- 2 double bedrooms
- En suite bathroom
- Separate shower room with WC

Outside

- Block paved courtyard
- Off road parking for 2 cars – 1 space within courtyard, additional dedicated space within private communal parking area.

Situation

Brunswick House is accessed off Brenchley Mews in the village of Charing, Kent.

Charing village is on the ancient Pilgrims Way along the North Downs which is a designated Area of Outstanding Natural Beauty. The North Downs and countryside of The Weald provide a wealth of countryside walks and other leisure pursuits.

The village centre is well served by a variety of independent shops and services with access to surgeries, community groups and activities and the village railway station, with onward connections via Ashford to services including the HSI to London St. Pancras and Eurostar services to the Continent.

Nearby road links provide excellent access to the surrounding towns of Ashford (6 miles), Faversham (8 miles), Canterbury (12 miles) and Maidstone (13 miles) as well as easy access to the M20, A2, M2 and beyond.

There are also good bus services to Ashford, Canterbury, Maidstone and the surrounding villages.

Brunswick House

This development is a truly unique one-off build of contemporary design with a traditional brick-built exterior.

The property is designed to take full advantage of its unique location and to bring the outside in. Light flows through the property with the thoughtful location of roof lanterns, windows and sliding doors.

Eco-friendly and energy saving measures include: an eco-friendly sedum blanket 'garden' roof covering system, under-floor heating throughout (excluding bedroom 1 & 2) and a rainwater harvesting system.

The main living area is open-plan with sliding doors opening onto the private courtyard.

The kitchen is sleek and modern with integrated appliances and an island breakfast bar with ceramic hob and extractor hood.

There are 2 double bedrooms. The master bedroom with courtyard view has an en suite bathroom and bedroom 2 is adjacent to a shower room with WC.

Outside

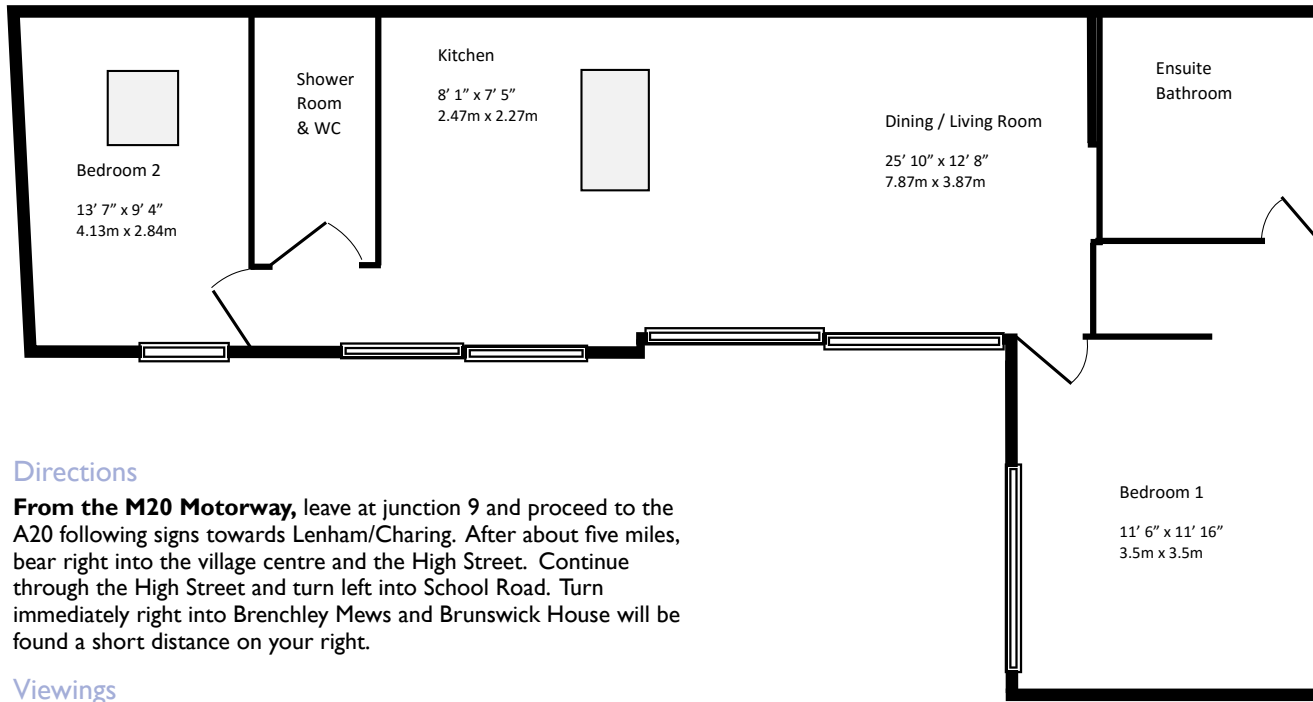
Double gates open onto a block paved courtyard with off-road parking for 1 car. The courtyard features a water pump reclaimed from the site.

An additional, car parking space is allocated to the property at the top of the private road within the Kings Head residents parking area.

Services

All mains services connected including gas-fired boiler and under-floor heating throughout, with exception of the bedrooms which have wall mounted radiators.

Brunswick House
6a Brenchley Mews, Charing, Ashford, Kent TN27 0JQ



Directions

From the **M20 Motorway**, leave at junction 9 and proceed to the A20 following signs towards Lenham/Charing. After about five miles, bear right into the village centre and the High Street. Continue through the High Street and turn left into School Road. Turn immediately right into Brenchley Mews and Brunswick House will be found a short distance on your right.

Viewings

Strictly by appointment only (**Reference VI988**)



Charing

LOCAL VILLAGE PROPERTY

The historic and picturesque village of Charing is about 8 miles from Ashford with its international railway station and fast speed rail link to London St Pancras (37 minutes). Charing Railway Station has hourly services to Ashford International and London Victoria. Tucked beneath The North Downs, just off the A20, the village is well placed for access to Maidstone, Canterbury, Ashford and Faversham

The historic houses of the High Street are a delight and the Archbishop's Palace (in private ownership) is just off Palace Green close to the High Street. There are several shops in the High Street including a butchers, general store, antique shop and tea rooms in addition to a gastro pub with rooms. On the outskirts of the village is the railway station with regular services to London Victoria, a primary school, health club and doctor's surgery.



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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