



Hurstwell

Church Hill

Charing Heath, Ashford, Kent TN27 0BU

An impressive detached bungalow refurbished to a high standard and offering flexible accommodation including potential annexe. Long sweeping driveway and set in lawned gardens of approximately 1.5 acres.

Offers in Excess of £650,000



Accommodation

- Entrance Hall • Kitchen/Breakfast Room • Dining Room • Sitting Room • Utility Room • 3 Double Bedrooms • Family Bathroom • Shower Room • Office • Workshop • Kennels

Outside

- Gardens • Lawned Gardens • Long Driveway and Off Road Parking for Several Cars • Lawned Side and Rear Gardens • Mature Trees and Shrubs.

Communication

- Ashford Int Station (Eurostar) London St Pancras 37 minutes – 9 miles • M20 motorway – 8 miles
- Canterbury – 18 miles • Pluckley (Station) – 3.5 miles
- Charing (Station) – 2 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

Hurstwell is located in a semi-rural Hamlet of Charing Heath and just before the village Church. The village pub and playing field are within walking distance but for wider facilities the nearby village of Charing offers shops, surgeries, school and a mainline railway station.

The thriving market town of Ashford has a wider range of facilities including modern retail outlets including John Lewis at Home and Waitrose stores along with other major retail outlets. Ashford International Station offers domestic HSI services to London St Pancras in just 37 minutes whilst Eurostar trains connect with Paris, Brussels and Lille. The M20 motorway at Junction 9 is just a few miles distant and readily accessible.

Hurstwell

Hurstwell is a large brick built bungalow built in the 1960's to an individual specification and recently upgraded by the current owners. There is an entrance hall with coats cupboard, long hallway, modern shower room, modern family bathroom, 3 double bedrooms all with storage cupboards, luxury kitchen/breakfast room with modern units, granite worksurfaces, feature island hob with extractor hood over and integrated appliances. The dining area has double doors opening onto the garden patio and also doors opening into the sitting room with wood burning stove. The vendors have converted the garage so that there is now a separate utility room and dog kennels/boot room, large integral workshop and office. There is scope to change this into an annexe, subject to the necessary consents.

Gardens

The gardens are a real feature of the property extending to approximately 1.5 acres. The front of the property is approached via a long sweeping gravel driveway with lawn to the side and bordered by mature trees and shrubs. The garden extends round both sides of the property and are mostly laid to lawn. There is a new patio seating area and mature trees and

shrubs including oak trees and mature fruit trees.

Services

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

Viewings

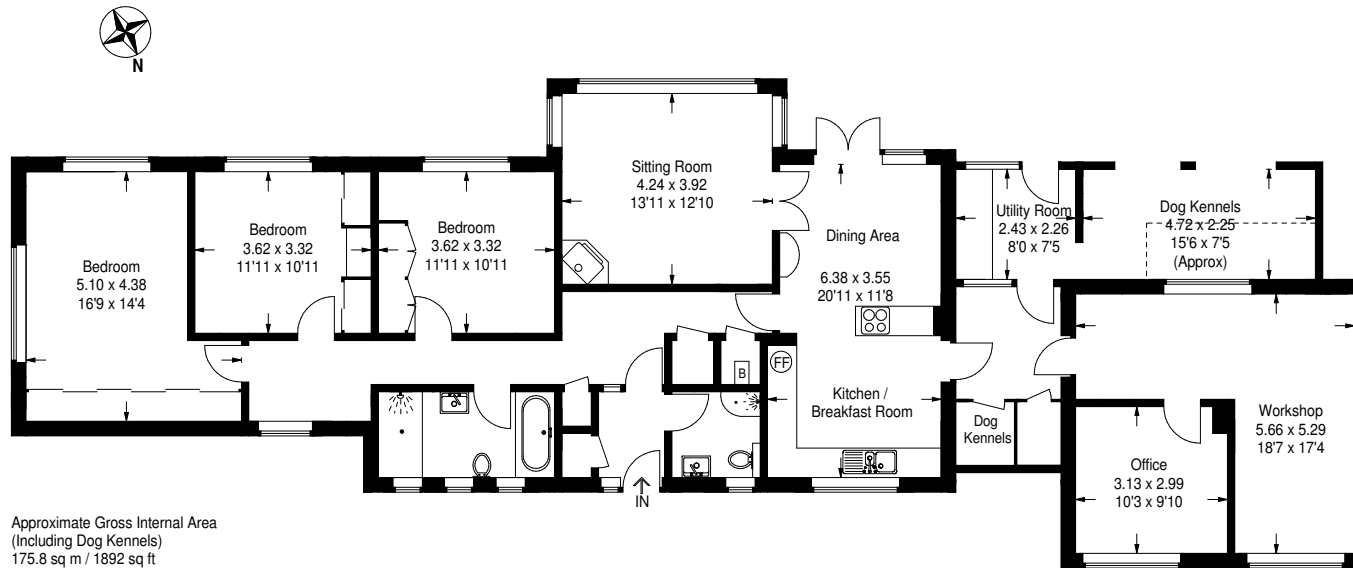
Strictly by appointment only.
(Reference V2064)



Energy Performance Certificate



Hurstwell, Church Hill, Charing Heath



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. (ID 439358)

Directions

From the M20 Motorway Junction 9

follow signs towards Ashford. At the upper roundabout just past the John Lewis store, take the fourth exit towards Lenham/A20. Proceed for about 4 miles to Charing.

Continue along this road past Charing Station and over the roundabout towards Lenham.

Take the next turning left towards Charing Heath (Tile Lodge Road).

Follow this road for some distance into Charing Heath without deviation and at the T-junction by the pub, turn right, then immediately right again into Church Hill. Hurstwell is on the left just before the Church.

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.



HOBBS • PARKER
The Villages



Ashford Office

Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 6QX
01580 766766

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