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# The Thatched Cottage, Church Hill, Charing Heath, Ashford, Kent. TN27 0BU.

**£900,000 Freehold**

## Property Summary

"This character property has so much to offer. I was so impressed. Immaculately presented, a stunning Neptune fitted kitchen, generous sized plot and versatile accommodation". - Philip Jarvis, Director.

The Thatched Cottage is a Grade II listed detached property found in the rural Hamlet of Charing Heath.

Set back from the road the house has been renovated to a high standard by the current owners. A new thatched roof was replaced shortly after they moved in and should not need replacing for approximately thirty years.

As expected the house boasts a wealth of character features to include exposed beams and brickwork, vaulted ceilings, leaded windows and wood burning stoves.

There are three reception areas. A large living room, dining room, dual aspect garden room with vaulted ceilings and a study. A Neptune fitted kitchen with a seamless design includes quality cabinets, granite work surfaces, an Everhot range cooker, larder cupboard and dresser unit.

The master bedroom is accessed via a staircase with a bathroom and WC off the landing. The second bedroom is accessed from the garden room and has an ensuite shower room. The two further bedrooms are accessed via a separate staircase. A hobbies room is accessed from the sitting room.

The property would work for multi generational living and the second bedroom and double garage below, subject to the relevant consents, could make an excellent annexe.

The gardens are predominately to the front and to one side of the cottage. Well maintained and stocked with a balance of shrubs and trees. There are three patio areas to one side, ideal for entertaining. There is a garden shed for tool storage.

The long driveway with lighting to either side leads to the large parking area and then the large double garage with double wooden doors to the front plus a large workshop. The overall plot measures approximately 3/4 acre.

Charing Heath is a hamlet found between Lenham and Charing. The Parish Church, Red Lion Inn and local playing fields are within walking distance. There are a wider range of amenities in Charing and Lenham. They both have railway stations, primary schools and doctors surgeries. The county town of Maidstone is approximately ten miles away along with the M20 motorway providing access to London.

We would really recommend an early viewing to fully appreciate everything this most attractive and charming home has to offer.

## Features

- Grade II Listed Thatched Cottage
- Immaculately Presented Property
- Neptune Fitted Kitchen
- Two Ensuite Shower Rooms
- Generous Plot Of Approximately 3/4 Of Acre
- EPC Rating: N/A
- Wealth of Character Features
- Four Bedrooms & Hobbies Room
- Three Reception Areas Plus Study
- Double Garage & Extensive Parking
- Rural Location Between Lenham & Charing
- Council Tax Band: G



**Ground Floor**

**Hall**

Full length window to both sides of the front door. Attractive tiled floor leading to carpet area. Stairs to first floor. Small understairs cupboard. Exposed beams. Column radiator.

**Kitchen**

16' 3" x 9' 10" (4.95m x 3.00m) Window to rear and side. Well fitted Neptune kitchen. Snow white cabinets. Inset stainless steel one and a half bowl sink unit with black granite worktop and Quoooker fusion tap. Everhot electric range cooker. Neff electric oven and Neff electric oven/microwave. Neff integrated dishwasher. Neff American style fridge/freezer. Feature dresser unit. Larder unit with pull out shelving. Buxton limestone floor tiles with underfloor heating. Solid wooden door to rear. Oak shelving.

**Dining Room**

13' 10" x 12' 2" (4.22m x 3.71m) Leaded window to front and side. Wood burner. Column radiator. Solid wood flooring.

**Inner Hall**

Two windows to side. Vaulted ceiling. Column radiator.

**Living Room**

19' 8" x 13' 5" (5.99m x 4.09m) Two leaded windows to front. Feature exposed brick fireplace with wood burning stove. Stairs to hobbies room area.

**Hobbies Room Area**

13' 2" x 8' 0" (4.01m x 2.44m) Leaded window to front. Vaulted ceiling. Wood flooring. Radiator.

**Study**

12' 11" x 7' 11" (3.94m x 2.41m) Leaded window to side and front. Column radiator. Downlighting. Original front door.

**Cloakroom**

Frosted window to side. White suite of low level WC and vanity hand basin. Exposed stonework. Tiled floor. Underfloor heating.

**Garden Room**

13' 2" x 9' 3" (4.01m x 2.82m) Accessed via the inner hall and currently used a dining space. Double glazed door to rear courtyard with full length double glazed windows to either side. Further set of double glazed doors with full length windows to side leading to patio area and garden. Vaulted ceiling. Tiled floor. Underfloor heating. Door to garage. Staircase to bedroom two.

**First Floor**

**Landing**

Leaded window to rear. Column radiator. Bespoke built in linen cupboards.

**Bedroom One**

16' 7" max x 13' 6" (5.05m x 4.11m) Leaded window to front and side. Bespoke built in wardrobes, drawer units and dressing table. Column radiator. Downlighting.

**Bathroom**

Leaded window to side. White suite of wall hung vanity hand basin. Large panelled bath. Fully tiled corner shower cubicle. Chrome heated towel rail. Vanity cupboard with lighting. Part tiled walls. Tiled floor.

**Separate WC**

Leaded window to side. Concealed wall hung low level WC, vanity hand basin, heated towel rail. Tiled floor. Local tiling.

**Bedroom Two**

18' 2" x 17' 6" (5.54m x 5.33m) Accessed by staircase from garden room. Double glazed leaded windows to side and rear. Column radiator. Built in cupboards. Eaves storage. Access to loft area.

**Ensuite Shower Room**

Contemporary suite of concealed low level WC, wall hung vanity hand basin and fully tiled corner shower unit. Heated towel rail. Extractor. Tiled floor.

**Bedroom Three**

13' 6" x 12' 0" (4.11m x 3.66m) Bedroom three and four share a staircase. Leaded window to front. Wooden floorboards. Radiator. Small fireplace. Vaulted ceiling. Exposed beams.

**Bedroom Four**

13' 8" x 8' 0" (4.17m x 2.44m) Leaded window to side. Radiator. Storage cupboard. Vaulted ceiling. Exposed beams.

**Exterior**

**Gardens**

The Thatched Cottage is set well back from the road. There is a large garden to the front offering colourful flower beds. There is a hedge to the front boundary. To the front is an extensive area of lawn with a mix of trees and shrubs. There is also a well within the garden, which is safely covered. An attractive path leads from the driveway to the front door.

The side garden is an excellent entertaining area. There is an initial patio area off the double doors from the garden room plus a further large patio area with metal pergola with retractable cover. There is a small paved area adjacent to the pond with a bench overlooking. There is a storage shed for garden tools.

The parking area is found to the rear of the house. There is a wooden workshop with power and lighting measuring 16' x 10' and a large water storage tank that collects rain water (2000 litres). An oil storage tank is also situated to the rear.

**Parking**

There is a long shingled driveway with attractive side lighting that leads to large parking and turning area. This then leads to the double garage.

**Double Garage**

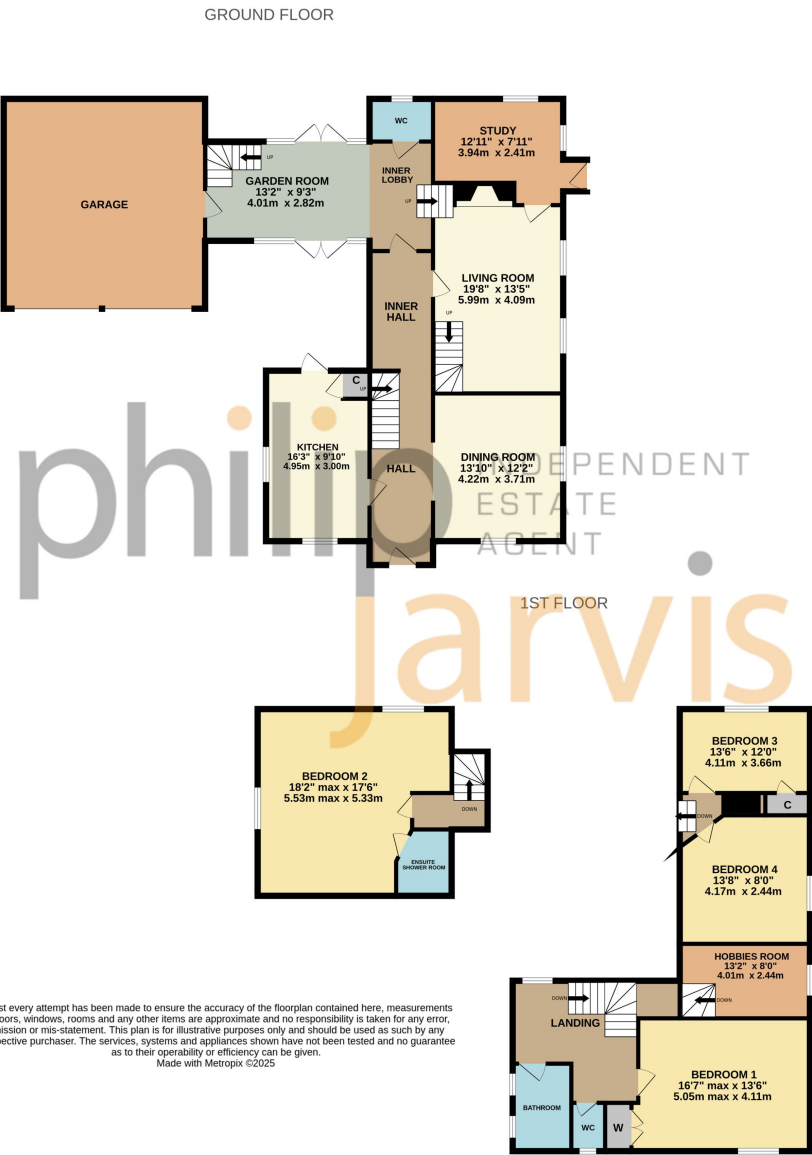
19' 10" x 18' 0" (6.05m x 5.49m) Two sets of double wooden doors. Two windows to the side. Range of kitchen units and sink unit. Plumbing for washing machine. Oil boiler. Hot water cylinder. Pedestrian door to dining room.

**Agents Note**

1. The property is not on main drainage.
2. The property is Grade II listed.







Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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