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jarvis



4 Ruglys Way, Charing, Ashford, Kent. TN27 0GZ.

Guide Price £700,000 Freehold

Property Summary

"I love the layout of this superior home. It is so well proportioned and offer such a grand appearance from the road side". - Matthew Gilbert, Senior Branch Manager.

****GUIDE PRICE OF £700,000-£725,000****

Proudly presenting to the market this incredibly spacious detached home, perfectly positioned in a sought-after residential area of Charing village. Ideal for both families and those looking to downsize. This property offers the best of village living. Just a short walk from local amenities and the mainline station.

The layout to the ground floor includes a large entrance hall, kitchen/breakfast room, utility room, dining room,. lounge, office, conservatory and cloakroom. To the first floor the main bedroom offers substantial built in wardrobes and an ensuite. The second bedroom also offers an ensuite. There are three further bedrooms and a family bathroom.

Outside there is an attractive rear garden and a separate side garden housing a shed to remain. There is also a secure parking area that leads to a large double garage.

Charing is an incredibly popular village offering two village shops, library, micro brewery, primary school and doctors surgery. There is also a mainline railway to London Victoria within walking distance. The M20 can also be found nearby via junction eight or nine from the A20.

This superb home is being offered with no forward chain so please book a viewing without delay.

Features

- Executive Detached Home
- Three Bathrooms
- Conservatory
- Vacant Possession
- Council Tax Band G
- Five Bedrooms
- Three Reception Rooms
- Large Double Garage
- Popular Village Position
- EPC Rating: C



Ground Floor

Front Door To

Hallway

Stairs to first floor with cupboard underneath. Double glazed window to side. Radiator. Storage cupboard.

Kitchen

13' 5" x 13' 0" (4.09m x 3.96m) Double glazed window to rear. Extensive range of base and wall units. Stainless steel sink and drainer. Integrated Bosch double oven and gas hob with stainless steel extractor above. Integrated tall fridge/freezer/ Wall mounted Potterton gas boiler. Localised tiling. Thermostat.

Utility Room

Double glazed door to side access. Range of base and wall units. Localised tiling. Stainless steel sink and drainer. Radiator. Space for washing machine. Extractor. Consumer unit.

Breakfast Area

12' 2" x 11' 2" (3.71m x 3.40m) Double glazed French doors to conservatory. TV point. Radiator.

Formal Dining Room

12' 0" x 9' 10" (3.66m x 3.00m) Double glazed window to front. Radiator. TV point.

Lounge

17' 11" x 14' 7" (5.46m x 4.45m) Double glazed window to rear. Double glazed French doors to rear. Two radiators. TV point. Gas fireplace with surround.

Office

Double glazed window to front. Radiator. BT & TV point.

Conservatory

20' 6" x 7' 7" (6.25m x 2.31m) Double glazed French doors to rear access. Double glazed window to side and rear.

Cloakroom

Double glazed obscured window to side. Low level WC and wash hand basin with splash back tiling. Radiator.

First Floor

Landing

Hatch to loft access. Radiator. Cupboard housing water tank.

Bedroom One

15' 5" x 12' 8" (4.70m x 3.86m) Double glazed window to rear. TV & BT point. Radiator. Extensive range of wardrobes.

Ensuite

Double glazed window to rear. Suite comprising of low level WC, wash hand basin and single shower cubicle with glass door. Localised tiling. Chrome heated towel rail. Extractor.

Bedroom Two

13' 5" x 12' 5" (4.09m x 3.78m) Double glazed window to front. Radiator. TV point.

Ensuite

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and double shower cubicle and glass door. Localised tiling. Chrome heated towel rail. Extractor.

Bedroom Three

13' 5" x 11' 7" (4.09m x 3.53m) Double glazed window to rear. Radiator. TV & BT point.

Bedroom Four

15' 3" x 11' 0" (4.65m x 3.35m) Double glazed window to front. Radiator. TV point. Shelving to remain.

Bedroom Five

11' 3" x 8' 10" (3.43m x 2.69m) Double glazed window to front. Radiator.

Bathroom

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and walk in bath unit with shower attachment. Chrome heated towel rail. Extractor localised tiling.

Exterior

Front

Paved patio pathway to front door. Paved patio area to both sides with shrubs, plants and herbs. Outside light. Shingled edging.

Parking

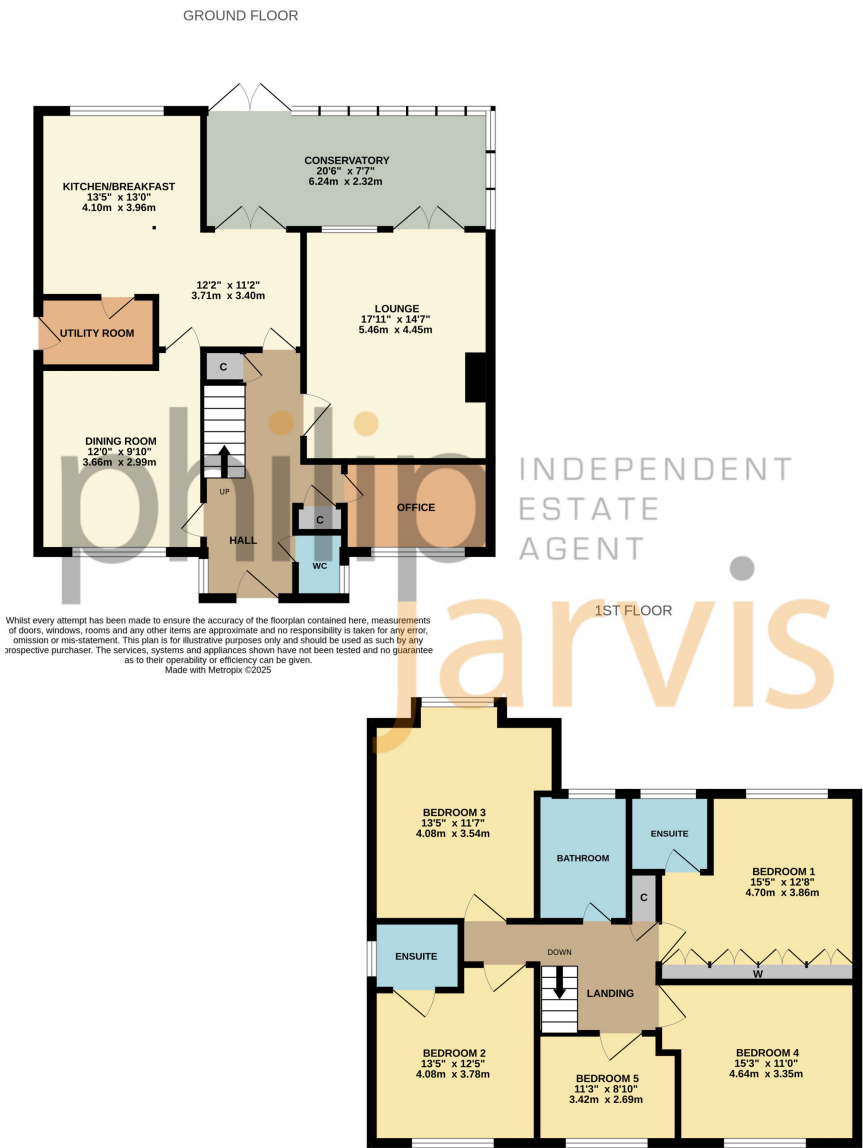
Secured entrance leads to a driveway for two vehicles. Lawned area to one side with mature shrubs and plants. Paved pathway leading to side and rear access. Outside lighting.

Double Garage

Two sets of up and over doors. Power and light. Pedestrian side access.

Rear Garden

Mainly laid to lawn. Mature shrubs, Plants and trees to borders. Small patio area. Separate side garden area with shed to remain. Side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing Strictly By Appointment With



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 contract, 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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