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Toadstool Cottage, Faversham Road, Charing, Ashford, Kent. TN27 0NS.

£875,000 Freehold

Property Summary

"I am so impressed with the high standard of renovations the current owners have carried out. I love its position within the enchanting woodland surrounding you". - Sam Newman, Senior Sales Executive.

We are proud to present to the market, Toadstool Cottage. This four-bedroom detached home has been fully renovated by the current owners to include the following works: complete new heating system, new flooring and carpets throughout, newly installed kitchen, bathroom, separate ensuite and full redecoration.

Internally, upon entering the property you are greeted with a large hallway which serves all the ground floor rooms. To the left of the hall you find the large living room, over 20ft in length, which boasts a newly installed Ekol Crystal multi fuel burner. (The owners have agreed to leave approximately two years of fire wood).

There is also a conservatory off the living area. There are two further reception rooms, one being used as a study and the other is a dining room. The immaculately presented kitchen has been finished to an excellent standard and is a real selling point of this home. There is also a cloakroom and a most useful utility room with access to the garden.

To the first floor there are four well-proportioned bedrooms. The master bedroom has built in wardrobes, a separate dressing area and ensuite. There are also three further double bedrooms. The main bathroom offers a four-piece suite which includes a freestanding bath and large corner shower.

Externally the ground approximately measures two acres and includes garden space, large lawned sections and woodland. There are numerous outbuildings and a double garage currently being used as an entertaining/game space. The large, decked area to the rear of the house is another entertaining space. Within the grounds there is a two-bedroom mobile home, which is only a year old. This is to remain and is suitable for multi-generational living.

Along with the further improvements which have been made by the current owners, there are also 13 solar panels, and a Tesla 3 storage battery installed, along with a Myenergi Zappi EV charging point. Current electricity bills are reduced to almost zero over the year.

Charing is an incredibly popular village that has a bustling High Street with shops, micro brewery, butchers and convenience shops. There is also a primary school and mainline railway to London. Please book a viewing to avoid disappointment.

There is so much to appreciate at Toadstool Cottage so please arrange a viewing today.

Features

- Detached Four Bedroom House
- Approximately Two Acre Plot
- Complete New Central Heating System
- Double Garage/Games Room
- Three Reception Rooms
- Council Tax Band F
- EPC Rating: B
- Full Renovation Throughout
- Beautiful Mix Of Green Areas & Woodland
- Tesla 3 Battery Storage & EV Charger
- Main Bedroom Dressing Area & Ensuite
- Two Bedroom Mobile Home
- EPC Rating: TBC



Ground Floor

Front Door To

Hallway

Double glazed window to side. Radiator. Thermostat. Storage cupboard. Tiled flooring.

Lounge

Double glazed window to front and rear. Fireplace with Ekol multi fuel Crystal burner. Tiled surround and hearth .Radiator. TV & BT point. Laminate flooring leads into

Conservatory

Laminate flooring.

Kitchen

Double glazed window to front and side. Range of contemporary base and wall units. Quartz worktops. Double butler steel sink. Integrated Lamona dishwasher. Double Lamona electric oven. Neff electric hob. Hotpoint extractor with light. Localised tiling. Tiled floor. Quooker style insta hot tap.

Utility Room

Door to side leading to garden. Base and wall units. Quartz worktop. Single steel sink. Space for washing machine. Tiled flooring.

Dining Room

Double glazed window to side with shutter. Double glazed patio door to rear. Radiator. TV point. BT point. Laminate flooring.

Study

Double glazed patio doors to rear. Radiator. TV point. BT point. Feature brick wall. Laminate flooring.

Cloakroom

Double glazed obscured window to front. Low level WC. Vanity sink unit. Extractor. Heated chrome towel rail. Storage cupboard. Tiled floor.

First Floor

Landing

Radiator. Loft hatch. Fitted carpet.

Bedroom One

Double glazed window to front and side. Radiator. BT point. TV point. Built in wardrobe.

Dressing Room

Double glazed window to rear. Fitted carpet.

Ensuite

Double glazed obscured window to rear. Modern suite comprising of low level WC, vanity sink with storage and large double shower. Heated chrome towel rail. Tiled walls. Tiled floors. Extractor.

Bedroom Two

Double glazed window to front. Radiator. Fitted carpet.

Bedroom Three

Double glazed window to side with shutter. Velux window to rear. Radiator. Fitted carpet. TV point.

Bedroom Four

Double glazed Velux window to rear. Radiator. Built in wardrobes. Fitted carpet.

Bathroom

Double glazed obscured window to front. Low level WC. Vanity sink unit and storage. Freestanding bath. Separate shower cubicle. Fully tiled walls. Tiled floor. Heated chrome towel rail. Shaver point. Extractor.

Exterior

External

The overall plot is roughly two acres with a mix of lawned areas, woodland and enclosed garden. To the rear of the house is a decked BBQ area. Large cabin, log shed and greenhouse are all to remain. Outside hot and cold water/shower point, which is good for animals. Charging point and solar panels.

Parking

There is a driveway for numerous vehicles. Electric gates.

Garage

There is a double garage which is currently used as a games room.

Mobile Home

The two bedroom mobile home will remain. The mobile home is a Brookwood built by Willerby and measures 28ft x 12ft.

Agents Note

1. There is a Tesla 3 battery charge connected to solar panels which are owned.
2. The double garage had planning permission to be converted into a two bedroom holiday let. This has now lapsed.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(69-80) C		
(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 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.

