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**8 Ruglys Way, Charing, Ashford, Kent. TN27 0GZ.**

**£795,000 Freehold**

## Property Summary

"I really like this Kemble style David Wilson house. Plenty of space for a growing family with a real modern and airy feel". - Philip Jarvis, Director.

A four/five bedroom double fronted detached executive house found in Charing. Originally five bedrooms, the current owners cleverly had the fifth bedroom converted to a dressing room off the principal bedroom when they moved in from new.

Built approximately eight and a half years ago the house has been well maintained and so an early viewing comes most recommended. The property is also being sold with no onward chain.

Downstairs there is a dual aspect 27ft sitting room that is currently used as a large games room. The dining room with a bay window to front is used as a sitting room and there is a large well fitted kitchen/family room across the back of the property looking out over the rear garden. There is also a useful utility room and a walk in pantry along with a cloakroom.

Upstairs the master bedroom now has a dressing room to one side and an ensuite shower room to another side. The second bedroom also has an ensuite shower room and there are two further double bedrooms and a spacious family bathroom.

Set within a maturing plot there is a hedge to the front along with two electric five bar gates leading to the extensive driveway area and large double garage. The rear garden measures 35ft by 45ft and benefits from two patio areas, raised beds and both an area of grass and artificial lawn.

Poppyfields is an ever popular development found in Charing. Well positioned, the local primary school, doctors surgery and railway station are all within an easy walk. The village also has a range of shops. The larger village of Lenham is approximately five miles away and the market town of Ashford is six and half miles away. Ashford also has a High Speed service to London St Pancras. Access to the M20 motorway at Leeds Castle is also approximately ten miles away in the other direction towards Maidstone.

## Features

- Four/Five Bedroom Executive Style Detached House
- Kitchen/Family Room Overlooking Garden
- Master Bedroom With Ensuite & Dressing Room
- Large Double Garage With Electric Gates To Front
- Popular Village Development
- EPC Rating: B
- Two Reception Rooms
- Utility Room & Walk In Pantry
- Two Further Double Bedrooms & Family Bathroom
- Attractive Rear Garden
- No Onward Chain
- Council Tax Band G

## Ground Floor

### Double Glazed Entrance Door To

### Reception Hall

Two double glazed frosted windows to front. Stairs to first floor. Understairs cupboard. Wood flooring.

### Cloakroom

Modern suite of concealed low level WC and wall hung hand basin. Radiator. Part tiled walls. Mirror to one wall. Amtico flooring. Extractor. Downlighting.

### Sitting Room

27' 4" x 12' 10" narrowing to 11' 0" (8.33m x 3.91m) The current owners use this room as a large games room. Double glazed sash bay window to front. Double glazed doors to rear garden with full length double glazed windows to either side. Wood flooring. Two radiators.

### Dining Room

14' 8" x 12' 0" into bay (4.47m x 3.66m) The current owners use this room as a sitting room. Double glazed sash bay window to front. Radiator. Wood flooring.

### Kitchen/Family Room

Kitchen Area 13' 0" plus doorwell x 12' 8" (3.96m x 3.86m) Family Area 15' 3" x 11' 1" (4.65m x 3.38m) Double glazed window to rear. Double glazed doors onto rear garden with double glazed full length windows to either side. Range of white and grey base and wall units. Quartz worktops with inset one and a half bowl sink unit. AEG double electric oven. AEG five ring gas hob with extractor. Electrolux integrated fridge/freezer. AEG integrated dishwasher. Wine cooler. Tiled floor. Downlighting. Plinth lighting under cupboards.

### Pantry

8' 8" x 4' 0" (2.64m x 1.22m) Walk in pantry with shelving and built in cupboard. Tiled floor.

### Utility Room

6' 9" x 5' 10" (2.06m x 1.78m) Double glazed frosted door to side. Integrated AEG washing machine. Space for tumble dryer. Stainless steel sink unit. Worktop with cupboard underneath. Radiator. Tiled floor.

## First Floor

### Landing

Galleried landing. Access to loft. Double airing cupboard. Single cupboard housing hot water cylinder.

### Master Bedroom

15' 10" into bay x 14' 10" max (4.83m x 4.52m) Double glazed sash window to front. Radiator. Double wardrobe cupboard. Doors to

### Ensuite Shower Room

Double glazed frosted window to side. Modern Villeroy & Boch suite of concealed low level WC, wall hung vanity hand basin. Double fully tiled shower cubicle. Chrome towel rail. Amtico flooring. Extractor. Downlighting.

### Dressing Room

11' 2" x 6' 5" to wardrobe doors (3.40m x 1.96m) This was originally to be bedroom five. Double glazed sash window to front. Radiator. Double wardrobe cupboard. Sliding door wardrobes to one wall.

### Bedroom Two

12' 5" x 12' 5" (3.78m x 3.78m) Double glazed window to rear. Radiator. Triple wardrobe cupboard. Door to

### Ensuite Shower Room

Double glazed frosted window to rear. Modern Villeroy & Boch suite of concealed low level WC, wall hung hand basin. Large fully tiled shower cubicle. Part tiled walls. Chrome towel rail. Amtico flooring. Extractor. Downlighting.

### Bedroom Three

13' 7" x 11' 2" (4.14m x 3.40m) Two double glazed windows to front. Radiator. Double wardrobe cupboard.

### Bedroom Four

11' 2" x 11' 2" (3.40m x 3.40m) Double glazed window to rear. Radiator. Double glazed wardrobe cupboard.

### Bathroom

Double glazed frosted window to rear. Modern Villeroy & Boch suite of concealed low level WC and wall hung hand basin. Panelled bath with separate shower attachment. Chrome towel rail. Brick style tiling. Extractor. Downlighting. Amtico flooring.

### Exterior

#### Front Garden

Enclosed front garden with hedging to front. Gate and path to front door. Attractive wild flower friendly garden to include two ornamental Cherry Trees and Pear Tree.

#### Rear Garden

The rear garden measures 35ft by 45ft. There is a large patio area leading to an area laid to lawn and artificial grass. There are raised beds. There is a mix of perennials and flowers within the garden along with two apple trees and shrubs. Behind the garage is an area where raspberries are grown. There are gates to both sides of the property.

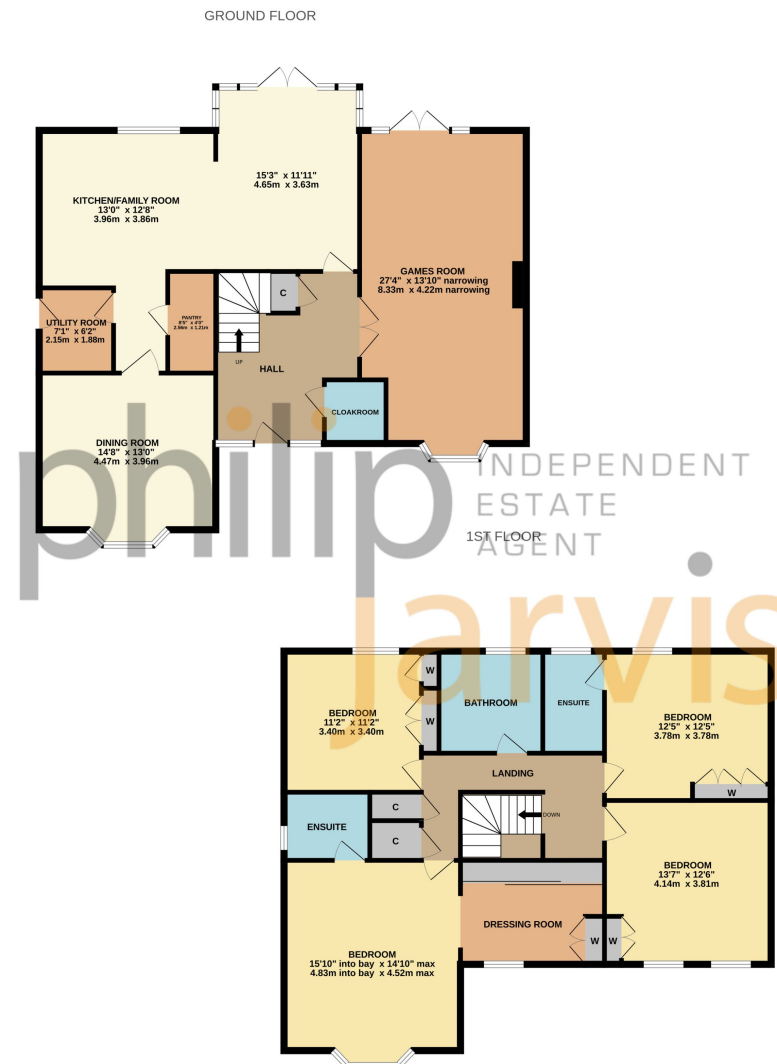
#### Double Garage

There are two electric five bar gates leading to an extensive driveway area. There are shrub beds to either side of the driveway. The driveway then leads to the double garage. The garage measures approximately 20ft by 20ft. There are two up and over doors. The garage has power and lighting and there is a pedestrian door to one side.

#### Agents Note

1. There is a management charge for the Development. The charge is currently £486.22 per year.
2. The property has an alarm system.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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