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# High Snoad House, Green Lane, Challock, Ashford, Kent. TN25 4BL.

Guide Price £700,000 Freehold

## Property Summary

"I love the feature fireplaces in the reception rooms and the stunning views from the bedrooms across the Challock Lees." - Sam Newman Senior Sales Executive.

High Snoad House is a four bedroom detached house found within the popular village of Challock

Set back from the corner of Green Lane, this extended house dates back to 1919 and the current owners, in the twenty years they have lived here, have created the feeling of a cosy family home.

To the ground floor there are three reception rooms. A large dual aspect lounge, enjoying views onto the front and rear gardens. A dining room with polished wooden flooring and a large study. In all reception room there are fireplaces in keeping of the early 20th century.

The ground floor concludes with a well proportioned conservatory, fully fitted kitchen, utility space and rear lobby.

To the first floor there are four bedrooms, three are good sized doubles. The master bedroom boasts an ensuite shower room. The fourth bedroom is currently used as a music room. On the landing there are built in wardrobes and access to the family bathroom. The first floor front bedrooms offer superb views across the Lees.

The beautiful wrap around garden is a real asset to this property. It is mainly laid to lawn and has been well maintained with a balance of mature shrubs, bushes and trees. There is a large patio area to the rear, ideal for entertaining. There is also a large shed, greenhouse and vegetable patches.

There is a large driveway and garage suitable for multiple vehicles.

Challock village offers a popular primary school, farm shop, church, community hall and public house. For a wider range of amenities, Ashford, Faversham and Canterbury are found within easy reach.

High Snoad House is being sold with no forward chain so please book a viewing today to appreciate everything on offer.

## Features

- Detached Four Bedroom House
- Well Presented Property
- Challock Village Location
- Beautiful Wrap Around Garden
- EPC Rating: E
- Three Reception Rooms
- Bathroom & Ensuite Shower Room
- Double Garage & Extensive Parking
- No Forward Chain
- Council Tax Band E

Ground Floor

UPVC Front Door To

Hallway

Fitted carpet. Radiator. Cupboard. Stairs to first floor.

Study

10' 0" x 9' 11" (3.05m x 3.02m) Double glazed bay window to front. Radiator. Fitted carpet. BT point. Open fire with decorative fireplace. French doors to

Conservatory

15' 9" x 9' 11" (4.80m x 3.02m) Half wall half double glazed windows all around. Perspex roof. Tiled floor. French doors to garden.

Dining Room

13' 7" x 11' 11" (4.14m x 3.63m) Double glazed bay window to front. Radiator. Wooden flooring. Feature fireplace. Thermostat. Double glass doors to

Lounge

15' 4" x 13' 5" (4.67m x 4.09m) Double glazed bay window to front. Sliding doors to garden rear. Three radiators. Fitted carpet. Wooden burner fireplace. TV point. Wall lights.

Kitchen

16' 0" x 11' 1" (4.88m x 3.38m) Double glazed window to rear and side. Range of base and wall units. Stainless steel sink. Calor gas hob and electric oven with extractor and light. Space for dishwasher. Space for tall fridge/freezer. Localised tiling. Tiled floor. Alarm panel. Cupboard housing consumer unit and meter. Wooden door to

Lobby

Double glazed windows to rear and both sides. Oil boiler. Tiled floor. Exterior door.

Utility Area

Double glazed window to rear. Radiator. Tiled floor. Plumbing for washing machine and space for tumble dryer. Door to exterior.

First Floor

Landing

Velux window. Radiator. Fitted carpet. Two loft hatches. Built in wardrobes. Shelving.

Bedroom One

13' 6" x 10' 0" (4.11m x 3.05m) Double glazed window to front. Two Velux windows to rear. Radiator. Fitted carpet. TV point. Door to

Ensuite

Modern low level WC. Pedestal sink. Shower cubicle with Mira power shower. Floor to ceiling tiling. Mirror. Cupboard. Vinyl flooring. Recess lighting. Heated towel rail. Extractor.

Bedroom Two

11' 10" x 8' 9" (3.61m x 2.67m) Double glazed window to front. Radiator. Fitted carpet. Sky point. Built in cupboard.

Bedroom Three

13' 0" x 8' 11" (3.96m x 2.72m) Double glazed window to front. Radiator. Fitted carpet. TV point. Built in cupboard.

Bedroom Four

10' 1" x 9' 4" (3.07m x 2.84m) Double glazed window to rear. Radiator. Fitted carpet. Cupboard housing water cylinder and shelving. TV point.

Bathroom

Double glazed obscured window to rear. Low level WC. Pedestal sink. Panelled bath with Mira electric shower. Localised tiling. Radiator. Recess lighting. Extractor.

Exterior

Garden

Wrap around garden. Mainly laid to lawn with bushes and shrubs to borders. Patio area to the rear. Shed to remain. Greenhouse. Vegetable patch. Three water butts. Oil tank. Calor gas bottles. Water tap. Lights.

Garage

Up and over door. Power and light. Work bench. Pedestrian door. Side window.

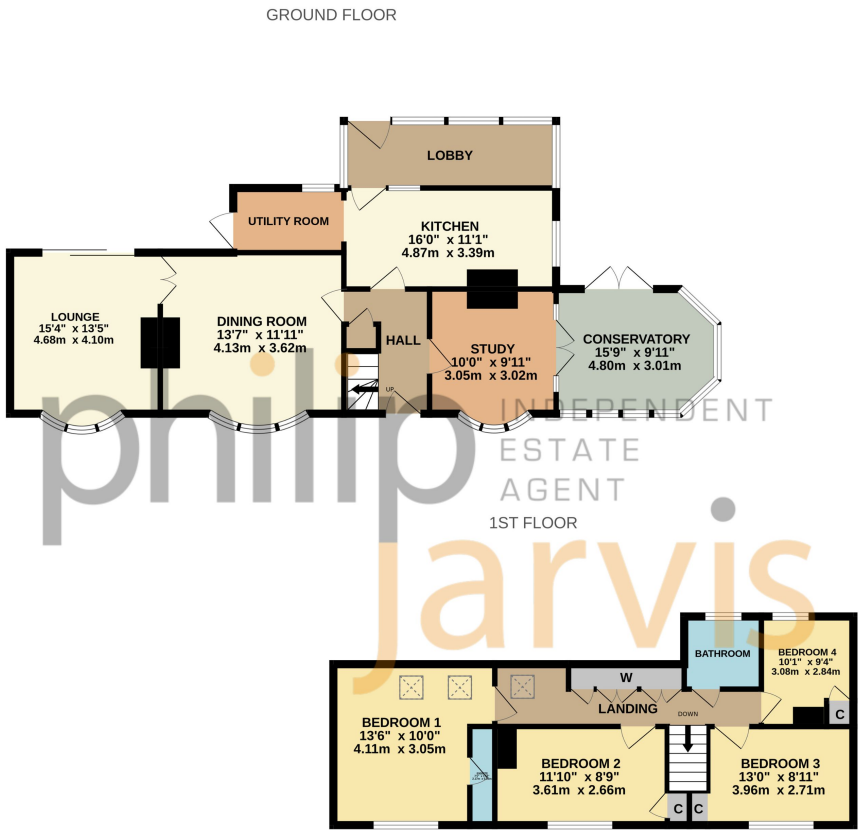
Driveway

For multiple vehicles with five bar gate and decorative working street light.

Agents Note

1. The property is oil fired central hearing.
2. The property has private drainage.





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+)	53	70	
A			
(81-91)			
B			
(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	

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