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Bromley Cottage, Blackwall Road, Hinxhill, Ashford, Kent. TN25 5PA.

£875,000 Freehold

Property Summary

"The position of this substantial cottage with its stunning rural views is unrivalled yet found only a short drive from the excellent communication links of Ashford to the capital". - Philip Jarvis, Director.

The current owners of Bromley Cottage have spent the last fourteen years improving and developing this house into a most comfortable home. An early viewing comes most recommended to fully appreciate everything the cottage has to offer.

Sitting on a generous sized plot, the cottage enjoys rural views over the neighbouring countryside to include the North Downs and toward the Conningbrook Lake. However, Wye village, Ashford town centre, the local railway station and M20 motorway are only a short drive away.

Approximately one acre of agricultural land has recently been acquired creating a belt of land surrounding the property, ideal for a variety of uses.

The cottage itself is arranged with three reception areas, two with log burning stoves, and a family room with doors leading into the garden. The kitchen/breakfast room is well equipped with wooden and granite worktops plus a sky blue Aga. A useful utility area and cloakroom completes downstairs.

Upstairs the dual aspect master bedroom boasts a walk in dressing room/wardrobe area plus an ensuite shower room. There are three further bedrooms and a family bathroom.

Outside Bromley Cottage benefits from an 'in and out' driveway to the front leading to a tandem and separate wooden double garage.

The mature rear garden enjoys a westerly aspect and there is a large patio area, ideal for entertaining and a summerhouse for relaxing. A five bar gate leads to the additional one acre of agricultural land.

Hinxhill is found between the bustling market town of Ashford and highly desirable village of Wye. There are an excellent selection of state and private schools in the vicinity along with easily accessed transport links. The high speed from Ashford International to London St Pancras takes 38 minutes and the M20 motorway can be accessed at Junction 10 approximately three miles away.

Features

- Stunning Four Bedroom Detached House
- Much Improved & Developed By Current Owners
- Three Reception Areas
- Ensuite & Dressing Room To Master Bedroom
- Generous Mature Westerly Facing Garden
- Well Positioned For Town Centre & Wye
- Council Tax Band D
- Unrivalled Location On The Fringes of Ashford
- Fabulous Views To All Sides Of The Property
- Well Fitted Kitchen/Breakfast Room
- Tandem & Wooden Double Garage
- Additional One Acre Of Agricultural Land
- EPC Rating: D

Ground Floor

Entrance Door To

Lobby

Double glazed window to side. Vaulted ceiling. Tiled floor. Door to

Dining Hall

18' 5" max x 10' 6" (5.61m x 3.20m) Double glazed window to front. Fireplace with wood burning stove. Radiator. Canadian oak flooring. Recess lighting. Stairs to first floor with feature glass balustrade. Understairs cupboard.

Sitting Room

21' 6" x 16' 10" (6.55m x 5.13m) Double glazed full length window to front. Double glazed window to side. Double glazed doors onto rear garden with double glazed side window panels. Feature wood burning stove. Radiator. Recess lighting. French oak floor.

Kitchen/Breakfast Room

21' 3" x 10' 0" (6.48m x 3.05m) Range of contemporary base units with wooden worktops. Central island with granite worktops black one and a half bowl sink unit. Feature sky blue AGA. Stainless steel electric oven and electric hob with extractor hood over. Integrated dishwasher and fridge. Space for American style fridge/freezer. Double larder cupboard. Tiled floor. Local wall tiling. leads through to,

Family Room

17' 0" x 9' 10" (5.18m x 3.00m) Double glazed window to side. Double glazed doors onto rear garden. Tiled floor. Radiator.

Utility Area

Double glazed window to side. Two cupboards. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Door to

Cloakroom

Double glazed window to rear. Whiter wall hung low level WC and feature square hand basin. Radiator. Tiled floor.

First Floor

Landing

Access to loft. Airing cupboard.

Bedroom One

16' 0" max x 13' 8" (4.88m x 4.17m) Double glazed window to front and side. Radiator. Eaves storage. Recess lighting. Large walk in wardrobe cupboard/dressing room with power and lighting. French oak flooring.

Ensuite Shower Room

Double glazed window to rear. White suite of wall hung low level WC, vanity hand basin with three cupboards underneath. Fully tiled walk in shower with Mira shower unit. Part tiling to two walls. Tiled floor. 'Victorian' style radiator with heated towel rail. Downlighting.

Bedroom Two

13' 0" max into doorwell x 10' 9" (3.96m x 3.28m) Double glazed window to rear. Double wardrobe cupboard. Radiator.

Bedroom Three

11' 0" max into doorwell x 10' 9" (3.35m x 3.28m) Double glazed window to front. Triple wardrobe cupboard. Radiator.

Bedroom Four

9' 10" max x 7' 5" max (3.00m x 2.26m) Double glazed window to front. Radiator. Shelving.

Bathroom

Double glazed window to rear with shutters. White suite of low level WC, pedestal hand basin and panelled bath with separate shower and shower screen,. Fully tiled walls. Tiled floor. ' Victorian' style radiator with heated towel rail. Downlighting.

Exterior

Front Garden

Laurel hedging to front boundary. Five bar gates leading to large driveway and access to the garaging.

Rear Garden

Laid mainly to lawn with extensive patio area ideal for entertaining. Mature shrub beds and trees. Summerhouse and large garden shed. Useful side area leading via a gate to the front of the property. Two raised beds. Five bar gate leading to a paddock area surrounding the gardens measuring approximately one acre with a stock fence boundary and vehicular access to both sides.

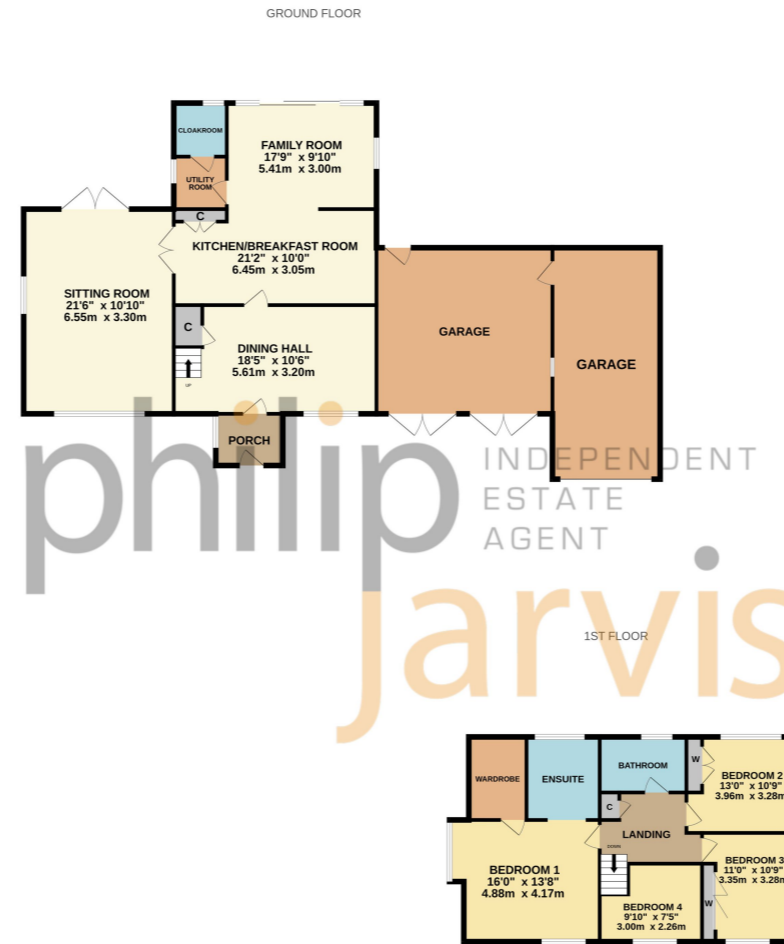
Garaging

There is plenty of parking to the front of the cottage. The driveway then leads to a double wooden garage/store area measuring 17' 8 x 16' with two sets of doors. Eaves storage space. Access to the rear garden. Adjacent is a further tandem garage measuring 24' x10' with electronic roller door to front and window and door to side.

Agents Note

1. The current owners purchased approximately one acre of agricultural land that surround the property to three sides. This is classified as agricultural land. There is vehicular access to either side of the cottage and a five bar gate that leads to it from the garden. There are the expected covenants on this area of land. Speak to the agent for more information.

2. The property is not on mains drainage. The owners have informed us there is a cesspool at the property.



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+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(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.

