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# 1 Poppyfields, Charing, Ashford, Kent. TN27 0AA.

£825,000 Freehold

## Property Summary

"I really think this executive home is quite expectational. Every room is just so well proportioned and the plot size is fantastic". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market this former show home built by David Wilson Homes in in 2016.

Located in the village of Charing, all of the local amenities are within easy reach. There are local shops and micro brewery. There is also a primary school and church. There are commuter routes available with easy access to the M20 as well as its own mainline railway to London Victoria.

This well proportioned home comprises of an entrance hall, lounge, conservatory, TV room, open plan kitchen, breakfast/dining room, utility room and separate WC.

To the first floor there is a study/landing, master bedroom with multiple built in wardrobes and four piece ensuite. The second bedroom that also boasts an ensuite and there are two further separate double bedrooms.

Externally there is ample parking for numerous vehicles that leads to a most useful double garage with further workspace and separate WC. There are front, side and rear gardens with various features to include a summerhouse and separate Scandinavian BBQ hut.

This home is maintained to the highest of standards throughout and has the huge added benefit of sitting on a plot of approximately a quarter of an acre and still has 18 months left on its NHBC warranty.

There really is a lot to admire here that sets this home at the top of its class so please book a viewing without delay.

## Features

- Executive Four Bedroom Detached Home
- Two Ensuites
- Detached Double Garage & Workshop
- Utility Room
- 0.25 Acre Plot
- Council Tax Band G
- Former Show Home
- Charing Village
- Walk In Larder
- Four Reception Rooms
- EPC Rating: B

## **Ground Floor**

### **Front Door To**

### **Entrance Hall**

Two sets of double glazed frosted window to front. Radiator. Stairs to first floor with cupboard under housing BT point and alarm panel. Thermostat.

### **Kitchen/Dining Room**

Double glazed window to both sides. Double glazed window to rear. Double glazed French doors to rear. Two radiators. Range of base and wall units. Double sink. Integrated appliances to include AEG double oven. Dishwasher. Wine cooler and six ring gas hob with stainless steel extractor over. TV point.

### **Walk In Larder Cupboard**

Double glazed door to side access. Shelving.

### **Utility Room**

Double glazed window to front with plantation shutters. Base units with sink and drainer. Space for washing machine. Wall mounted boiler. Radiator. Extractor.

### **Lounge**

Double glazed window to front with plantation shutters. Double glazed window to side. Double glazed French doors to rear. Two radiators. TV & BT point. Feature fireplace with log burner.

### **Conservatory**

Double glazed window to both sides and rear. Double glazed French doors to rear access. Wall lights. Electric underfloor heating.

### **TV Room**

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

### **Cloakroom**

Double glazed frosted window to front. Radiator. Partly tiled walls. Extractor. Low level WC.

## **First Floor**

### **Landing/Study**

Double glazed window to front with plantation shutters. Cupboard housing water tank and shelving. Further separate storage cupboard. Hatch to loft access.

### **Bedroom One**

Double glazed window to rear. BT and TV point. Radiator. Built in wardrobes with mirrored sliding doors.

### **Ensuite**

Double glazed obscured window to front with plantation shutters. Localised tiling. Chrome heated towel rail. Extractor. Suite comprising of low level WC, wall hung wash hand basin, panelled bath and walk in double shower.

### **Bedroom Two**

Double glazed window to rear. Radiator. TV point. Built in double wardrobe.

### **Ensuite**

Double glazed window to rear. Localised tiling. Extractor. Chrome heated towel rail. Suite comprising of concealed low level WC, wall hung basin basin and single shower cubicle.

### **Bedroom Three**

Double glazed window to rear. Radiator. Built in double wardrobe.

### **Bedroom Four**

Double glazed window to front with plantation shutters. Radiator. BT point.

### **Bathroom**

Suite comprising of low level WC, wall hung hand basin and panelled bath. Localised tiling. Chrome heated towel rail. Extractor.

### **Exterior**

#### **Front**

Five bar gate leading to an extensive brick block parking area for numerous vehicles. Lawned area to both sides with mature hedging to borders. Shingled area and feature rockery. Outside lighting. Side access.

#### **Rear Garden**

Mainly laid to lawn. Hedging shrubs and plants to borders. Paved patio area and paved footpath leading to Scandinavian BBQ hut. Water butt. Outside lighting. One side garden is laid to lawn and separate side garage is fully paved with water feature. Summerhouse and access to the attached garage.

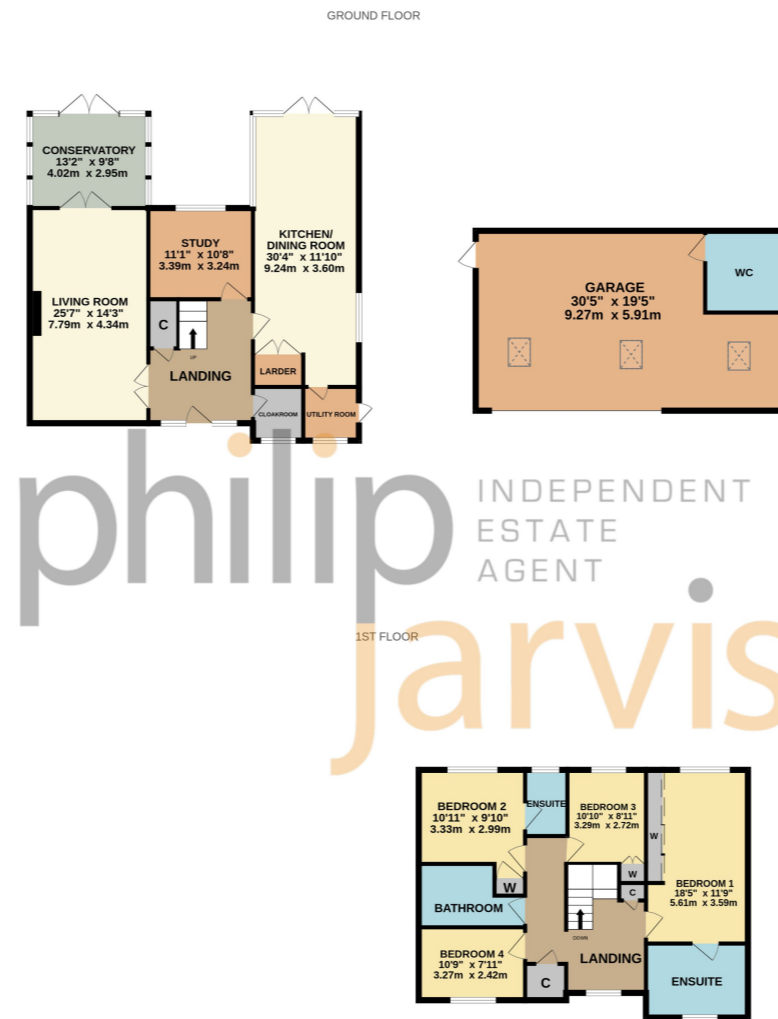
#### **Double Garage & Workshop**

Electric up and over double doors. Pedestrian side access. Three double glazed Velux windows to front. Extractor. Consumer unit.

#### **WC**

Suite comprising of low level WC with wash hand basin and electric hot water tap. Wall mounted electric panel heater.





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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>		92
(81-91) <b>B</b>	86	
(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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