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INDEPENDENT
ESTATE
AGENT

4 Jennings Farm Cottage, Pluckley, Ashford, Kent. TN27 0QL.

Guide Price £550,000 Freehold



Property Summary

****GUIDE PRICE OF £550,000-£575,000****

"This really is a charming cottage. It is bursting with character throughout and is situated in an idyllic spot". - Matthew Gilbert, Branch Manager.

Available to the market is this beautifully presented Grade II listed cottage. Believed to date back to around 1470-1490. It is bursting with character in every room. 4 Jennings Cottage is situated on an incredibly well proportioned plot on the outskirts of Pluckley village.

The property comprises of a well proportioned kitchen/dining room with a bespoke kitchen, granite worktops and AGA. Leading off the kitchen/dining room is a useful utility with a stable door to the rear garden. There is also a well proportioned lounge with a large dual fuel burner via logs or oil. The burner has the capability of heating your home and your water supply. There is also a separate study area.

To the first floor there is the master bedroom boasting exposed beams and a king post with a mezzanine storage. There are two further bedrooms with one boasting an ensuite and a separate family bathroom.

Externally to the front there is an extensive driveway and cottage style garden. There are large barn style doors that offers vehicular access to a well proportioned rear garden which has a useful shed and paved entertaining area.

Situated on the edge of a retired farm this house is located on a no through road in the edge of Pluckley village. Within the village itself there is a butcher, news agents and public house. There is also a direct rail line to London Bridge. For a wider range of amenities the village of Charing and town of Ashford can be found nearby.

I really think this home has a lot to offer so please book a viewing without delay to avoid disappointment.



Features

- Guide Price of £550,000-£575,000
- Character Features Throughout
- Well Presented
- Two Reception Areas
- Council Tax Band D
- Grade II Listed Cottage
- Private Road Location
- Utility Room
- Large Rear Garden
- EPC Rating: N/A

Ground Floor

Stable Door To

Kitchen/Dining Room

17' 8" x 13' 0" (5.38m x 3.96m) Window to front and side. Extensive range of base and wall units with granite worktops. Inset butler sink. Everhot range cooker with extractor over. Slimline integrated dishwasher, Pull out bin unit. Two sets of dresser units. Space for large fridge/freezer. Tiled floor. Downlighting. Victorian style radiator. Opens through to

Utility Area

7' 2" to cupboard door x 4' 4" (2.18m x 1.32m) Stable door to rear. Window to rear. Built in cupboards to one wall and three further wall cupboards. Plumbing for washing machine. Space for small tumble dryer. Tiled floor.

Sitting Room

17' 6" x 12' 6" narrowing to 10' 9" (5.33m x 3.81m) Window to front. Feature brick fireplace and hearth with large wood burner. Walk in cupboard. Log store to one recess. Exposed beams. Downlighting. Victorian style radiator. Leads through to stairs to first floor and study area

Study Area

9' 2" x 6' 5" (2.79m x 1.96m) Window to rear and small frosted window to side. Downlighting. Victorian style radiator. Exposed stonework to one wall.

First Floor

Landing

Window to rear. Exposed beams. Victorian style radiator.

Bedroom One

14' 6" x 10' 9" (4.42m x 3.28m) Window to front. Vaulted ceiling with stunning king post. There is a mezzanine storage area. Airing cupboard with storage space. Victorian style radiator. Further exposed beams.

Bedroom Two

15' 4" x 9' 2" max (4.67m x 2.79m) Window to rear. Victorian style radiator. Exposed beams. Downlighting. Door to

Bedroom Three

11' 0" x 8' 8" plus large doorwell (3.35m x 2.64m) Window to front. Victorian style radiator. Access to loft.

Bathroom

Frosted window to side. Contemporary suite of low level WC. Rectangular designer vanity hand basin. Large panelled bath. Large double shower enclosure. Chrome towel rail. Part tiled walls. Extractor. Downlighting

Exterior

Front Garden

Enclosed front garden laid to lawn.

Driveway

Large driveway to one side of the cottage with double wooden gates leading to a further parking area.

Rear Garden

Approximately 110ft in length. Attractive brick block patio. Garden laid mainly to lawn. Oil tank and boiler. Decking area to the top of the garden.

There is a workshop/shed measuring 14' 0" x 8' 0" with power and lighting. There is also shelving within the shed.

Agents Note

The AGA fridge and freezer currently stored in the workshop are available by separate negotiation.



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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. The floorplan is intended for guidance 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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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.
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