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**Glengarry, Stalisfield Church Road, Charing, Ashford, Kent. TN27 0HE.**

**£699,995 Freehold**

## Property Summary

"I would love to own a little piece of countryside especially with a magical woodland like this". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market for the first time in nearly 40 years is an incredibly well proportioned five bedroom detached chalet home. Glengarry is located in the edge of Charing village in an Area of Outstanding Natural Beauty in the North Downs.

This home offers a substantial plot of approximately 1.5 acres and comprises of a porch, 'L' shaped kitchen, dining hall with log burner, rear porch with utility area, bathroom separate lounge and two good sized double bedrooms.

To the first floor there are three bedrooms and a separate shower room.

Outside of the home there is a large car port leading to a tandem single with garage and parking for numerous vehicles with its extensive driveway.

This home offers an incredibly picturesque plot with a mix of front and rear gardens with lawned areas, mature trees and side hedging. The rear garden also offers a tool shed and two summerhouses. Beyond this there is a beautiful private bluebell woodland with an enchanting trail.

This property offers oil fired central heating and double glazed windows throughout. Located on the edge of Charing village there is the advantage of local amenities such as primary school, doctors surgery and shops as well as fantastic commuter links with a mainline station and access to the M20 found nearby.

With so much potential this wonderful home needs to be viewed at your earliest convenience.

## Features

- Five Bedroom Detached Chalet Home
- Overall Plot of Approximately 1.5 Acres
- Oil Fired Central Heating
- Some Updating Required
- Council Tax Band F
- Gardens & Woodland
- Detached Tandem Garage
- Area Of Outstanding Natural Beauty
- Two Bathrooms
- EPC Rating: F

## Ground Floor

### Front Door To

### Porch

Block windows to front. Wall light.

### Inner Hall

Double glazed window to front. Stairs to first floor landing. cupboard housing wall mounted consumer unit. Radiator. Storage cupboard. Second storage cupboard with hanging rail. BT point. Wall lights.

### Dining Hall

21' 4" x 13' 3" (6.50m x 4.04m) Two double glazed windows to front. Double glazed windows to side. Log burner. TV point. Two wall hung candle holders.

### Kitchen Area

20' 10" max x 13' 1" max (6.35m x 3.99m) Double glazed window to side. Double glazed window to rear. Door to side. Range of base and wall units. Double sink and drainer. Gas hob. Electric hob and double oven. Localised tiling. Shelves. Radiator. Space for dishwasher and tall fridge/freezer.

### Rear Hall

### Utility Room

Door to rear access. Wall cupboard. Space for washing machine and tumble dryer. Oil boiler. Wall mounted thermostat. Door to

### Bathroom

Window to rear. Radiator. Extractor. Localised tiling. Storage cupboard with water tank. Suite comprising of low level WC. Wash hand basin and panelled bath with shower attachment and retractable glass screen.

### Lounge

17' 3" x 12' 8" (5.26m x 3.86m) Double glazed sliding doors to rear. Wall lights.

### Bedroom Three

12' 10" x 12' 9" (3.91m x 3.89m) Double glazed window to front. Double glazed window to side. Radiator. Built in double wardrobe and storage unit.

### Bedroom Four

12' 8" x 9' 9" (3.86m x 2.97m) Double glazed window to rear. Double glazed window to side. Radiator. Built in double wardrobes and storage unit.

## First Floor

### Landing

Double glazed Velux window to front.

### Bedroom One

14' 1" x 12' 8" (4.29m x 3.86m) Double glazed window to side. Double glazed window to rear. radiator. Door to eaves storage.

### Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m) Double glazed window to side. Double glazed Velux window to rear. Radiator. Eaves storage cupboard housing water softener. Second eaves storage area.

### Bedroom Five

12' 9" x 10' 4" (3.89m x 3.15m) Double glazed window to rear. Radiator. Built in wardrobe with hanging rail.

### Shower Room

Double glazed Velux window to front. Localised tiling. Radiator. Suite comprising of concealed low level WC, wash hand basin and walk in shower cubicle with Triton power shower. Dimplex wall heater.

### Exterior

### Front garden

Extensive lawned area to both sides of a sweeping driveway. Well established planting and trees. Pond. Security lighting. Porch to front door. Side access to oil tank and water butt.

### Parking

Driveway for many vehicles accessed via a five bar gate. Large carport leading to

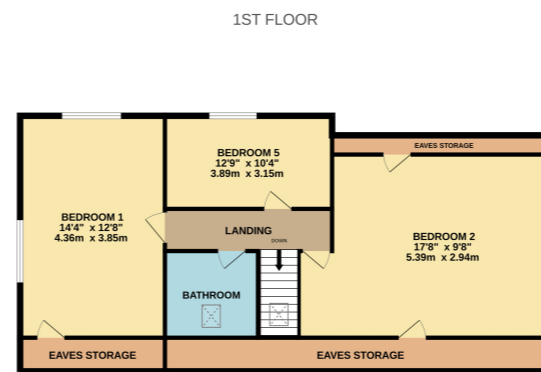
### Tandem Garge

Long single garage. Windows to both sides. Power and lighting.

### Rear Garden

Mature shrub, plants and trees, shed and two summerhouses to remain. Extensive rear lawn. Outside tap. Paved patio area. large lawned area with laurel hedging to one side leading to a bluebell private woodland.





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>	88	
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		31
(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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