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**The Reigate, 4 Millstone Meadow Ashford Road, Charing, Ashford, Kent. TN27 0EQ.**

**£730,000 Freehold**



## Property Summary

**“I really like the way the large open plan living area to the rear of this house opens onto the sunny aspect garden with open views over the neighbouring countryside”. – Philip Jarvis, Director.**

The Reigate is a well proportioned five bedroom detached house built by Jakob James Designer Homes. Forming part of a small select development of just four properties found in the edge of Charing, an early viewing comes most recommended.

The high specification includes natural oak carpentry, quality flooring throughout and underfloor heating to the ground floor. Each property has a Roma kitchen with Neff appliances.

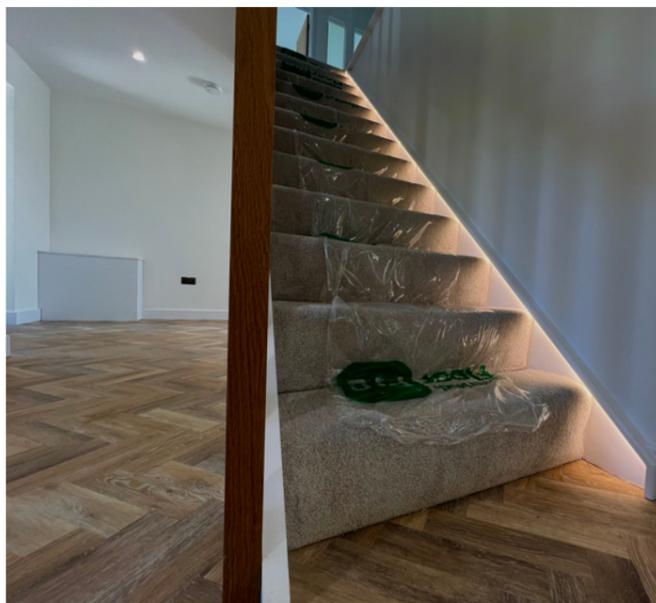
Downstairs there is an open plan living/dining/kitchen area that runs across the rear of the property with bifold and French doors onto the garden. There is also a useful pantry and large utility room. Added to this there is a separate small sitting room or family room to the front and a shower room/cloakroom.

Upstairs off a galleried landing there are the five bedrooms with the master bedroom benefitting from built in sliding wardrobes and an ensuite shower room.

The house sits on a generous plot with a rear garden laid to lawn approximately 60ft. There is a brick block parking to one side of the front leading to the carport to one side of the house.

In our opinion, the development is finished to a particularly high standard and benefits from a ten year Advantage warranty.

Well positioned, the village centre is only a short walk away. There is a primary school in the village and railway station. The county town of Maidstone is in one direction and the market town of Ashford in the other. Canterbury is also easily accessed. Apart for the rail line to London Victoria from Charing, there are alternative routes to the capital from Pluckley to London Bridge and Ashford International via the High Speed link to London St Pancras, The M20 motorway is also approximately ten miles away at Leeds village.



## Features

- Brand New Five Bedroom Detached House
- Open Plan Living Space
- High Specification Finish
- Underfloor Heating to Downstairs
- Brick Block Driveway & Car Port
- EPC Rating: B
- Small Bespoke Development of Four Properties
- Roma Kitchen With Neff Appliances & Pantry
- Master Bedroom With Ensuite Shower Room
- Sunny Aspect 60ft Garden
- Found on Fringes of Charing Village
- Council Tax Band G

## Ground Floor

### Entrance Door To

### Hall

Stairs to first floor. Understairs space. Underfloor heating. Downlighting. Lighting to staircase. Oak detailing to staircase. LVT flooring.

### Sitting Room/Family Room

16' 7" x 9' 10" (5.05m x 3.00m) Double glazed window to front. Underfloor heating. Downlighting. Fitted carpet. LVT flooring

### Open Plan Living/Kitchen Area

36' 6" x 14' 2" (11.13m x 4.32m) Double glazed bifolds to garden. Double glazed doors to garden, two double glazed windows to side. Underfloor heating. Downlighting. Well equipped and extensive range of base and wall units. Kitchen by Roma kitchens. Grey one and a half bowl sink unit with Qettle boiling water tap. Neff double electric oven with further Neff combination oven/microwave. Neff five ring hob with extractor over. Neff integrated dishwasher. Neff integrated fridge/freezer. Centrals island with breakfast bar to one side. Underfloor heating. Glass splashbacks. LVT flooring. Door to

### Inner Lobby

LVT flooring. Door to

### Pantry

7' 6" x 5' 4" (2.29m x 1.63m) LVT flooring. Downlighting.

### Utility Room

11' 6" x 6' 7" (3.51m x 2.01m) Double glazed window to front. Door to side. Range of cupboards. Tall cupboard housing boiler. Space for washing machine. Stainless steel sink unit. LVT flooring. Underfloor heating.

## First Floor

### Landing

Galleried landing with glass balustrade. Access to loft. Downlighting. Large airing cupboard.

### Master Bedroom

14' 6" to wardrobe door x 10' 6" plus recess (4.42m x 3.20m) Two double glazed windows to front. Three sliding doored mirrored wardrobe cupboards to one wall. Radiator. Fitted carpet.

### Ensuite Shower Room

Double glazed frosted window to side. White suite of low level WC, wall hung vanity hand basin. Fully tiled corner shower cubicle with rainfall shower. Chrome towel rail. Tiled floor. Downlighting. Extractor.

### Bedroom Two

14' 0" x 10' 10" (4.27m x 3.30m) Double glazed window to rear. Radiator. Fitted carpet.

### Bedroom Three

11' 10" x 10' 10" (3.61m x 3.30m) Double glazed window to rear. Radiator. Fitted carpet.

### Bedroom Four

14' 4" x 9' 8" (4.37m x 2.95m) Double glazed window to rear. Radiator. Fitted carpet.

### Bedroom Five

9' 10" x 9' 0" (3.00m x 2.74m) Double glazed window to front. Radiator. Fitted carpet.

### Bathroom

8' 2" x 5' 7" (2.49m x 1.70m) Double glazed frosted window to front. White suite of low level WC, wall hung vanity hand basin and panelled bath with separate rainfall shower and hand held unit. Localised tiling. Downlighting. Extractor. Chrome towel rail. Tiled floor.

## Exterior

### Front Garden

Area to lawn with fence and hedging to the front. Brick block driveway with additional parking and turning area to one side of the garden. Attractive lighting to the front garden.

### Parking

Brick block area to front and driveway to the side of the house.

### Rear Garden

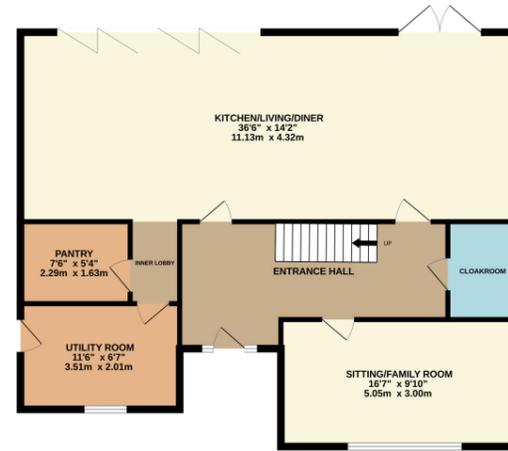
Approximately 60ft max in length. Sunny aspect overlooking countryside. Large patio area with three steps up to the main area laid to lawn. Hedging to the end of the garden. Silver birch tree. Pedestrian access to one side. Small storage shed.

### Agents Note

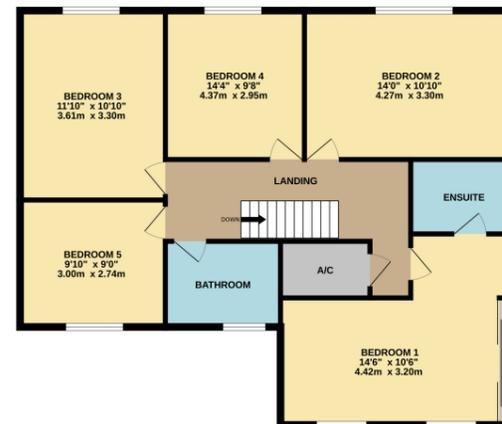
It is planned for a car port to be erected at the side of the property.



GROUND FLOOR



1ST FLOOR



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 |                         |           |
| (92-100) <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 |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Viewing Strictly By Appointment With

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