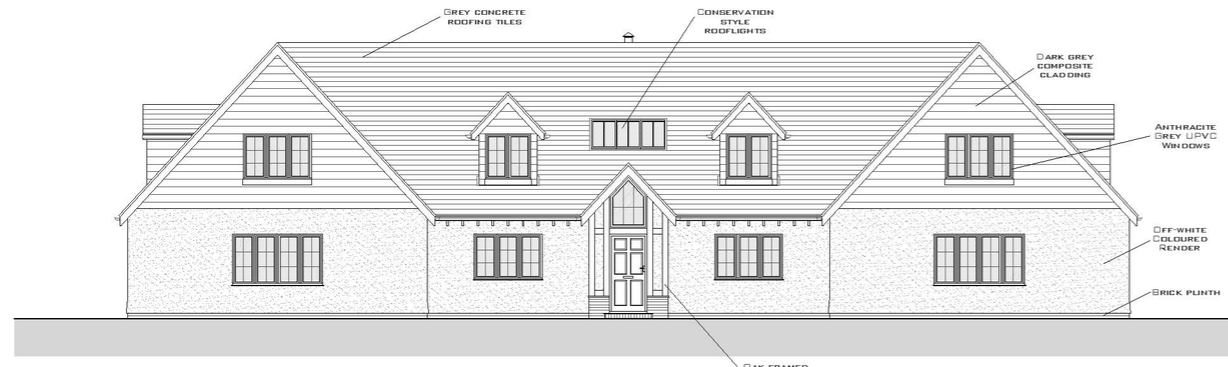


© THIS DRAWING IS THE COPYRIGHT OF COUNTRY HOUSE HOMES LTD. & MUST NOT BE REPRODUCED IN PART OR WHOLE WITHOUT CONSENT.
 THIS DRAWING MUST NOT BE SCALED.
 ALL DIMENSIONS MUST BE CHECKED ON SITE/WORKSHOP WHERE APPLICABLE PRIOR TO COMMENCING THE WORKS.
 ANY DISCREPANCIES IN THIS DRAWING TO BE REPORTED TO COUNTRY HOUSE HOMES LTD.



PROPOSED FRONT ELEVATION



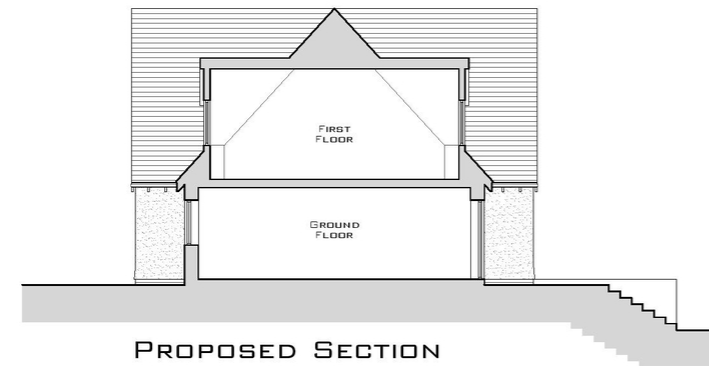
PROPOSED LEFT FLANK ELEVATION



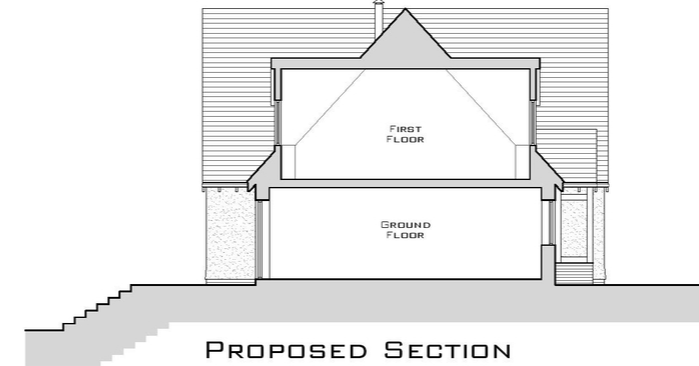
PROPOSED REAR ELEVATION



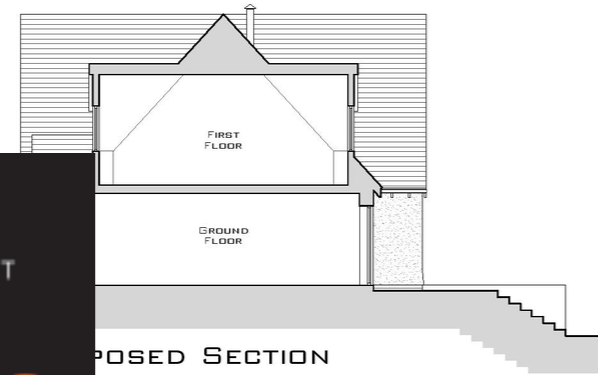
PROPOSED RIGHT FLANK ELEVATION



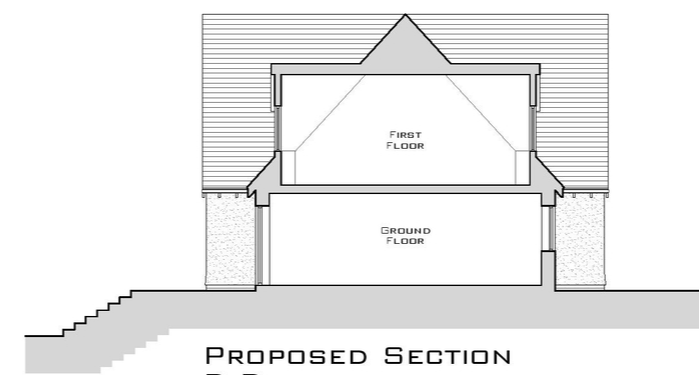
PROPOSED SECTION A-A



PROPOSED SECTION B-B



PROPOSED SECTION C-C



PROPOSED SECTION D-D

REV	DATE	DESCRIPTION
A	03.07.23	CLIENT AMENDMENTS

QUALITY APPROVED
 DESIGN VERIFIED

TITLE
PROPOSED ELEVATIONS & INDICATIVE SECTIONS

PROJECT
 GREYLANDS, CHARING HILL, CHARING, ASHFORD, KENT, TN27 0ND



SCALE	DATE	DWG NO.	REV
1:100@A1	JUL23	370/GS/005/A	



Graylands, Charing Hill, Charing, Ashford, Kent. TN27 0NB.

£550,000 Freehold

Property Summary

"I think the approved plans for this site are really quite something. I can't wait to see it built". - Matthew Gilbert, Branch Manager.

Available to the market is this quite unique offering of a building plot with planning for an incredibly substantial five/six bedroom detached house situated on a plot measuring just under 1/2 of an acre on the edge the popular village of Charing.

There is also approved planning on the site for a large detached double garage.

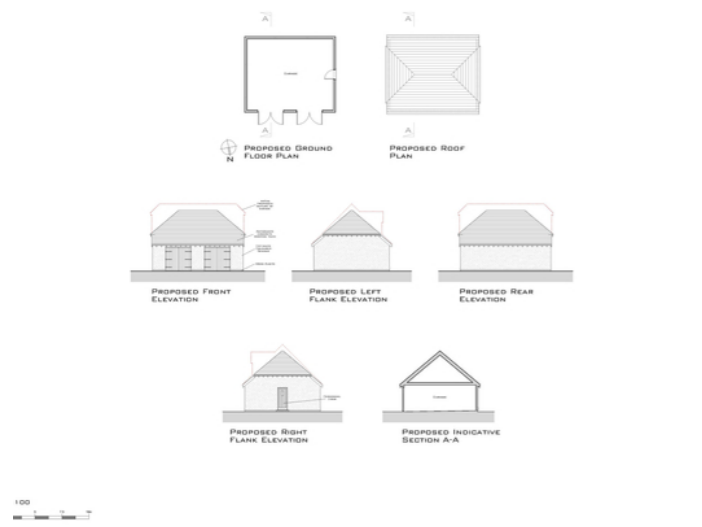
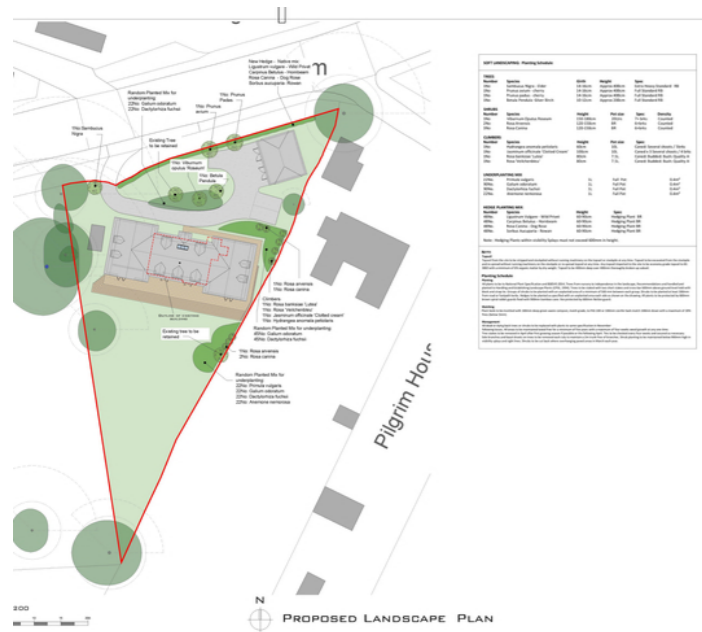
The planning application number for this development is PA/2023/1356.

Currently on the site is a detached two bedroom Colt bungalow which would be significantly redeveloped to create the dream home which can be reviewed with the above application number.

The current owners will be offering this home with no forward chain so please book a viewing without delay.

Features

- Building Plot With Planning
- Approximately Half An Acre Grounds
- Private Drainage
- No Forward Chain
- Council Tax Band E
- Permission For Five Bedroom Detached Home
- Planning For Large Double Garage
- Two Bedroom Colt Bungalow On Site
- EPC Rating: F



Ground Floor

Front Door To

Porch

Inner Hall To

Kitchen

Utility Room, Cupboard, Store Room & Rear Porch

Lounge

Bedroom One

Bedroom Two

Shower Room

Exterior

Front

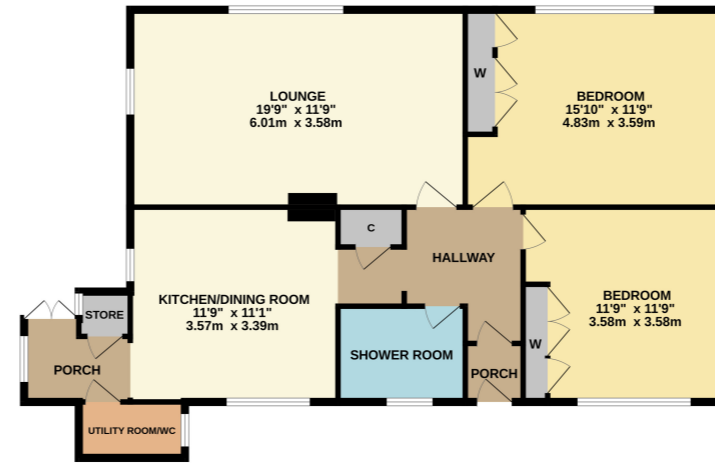
Large in and out driveway. Side gardens with access to

Rear Garden

Extensive rear garden with mature shrubs, plants and trees.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error. Dimensions in this statement. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 10/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	34
(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.

