



philip INDEPENDENT
ESTATE AGENT
Jarvis



South Broadham, Rock Hill Road, Egerton, Ashford, Kent. TN27 9EB.

£889,995 Freehold

Property Summary

"I was particularly taken with the fantastic proportions of this home and the outside space is quite wonderful". - Matthew Gilbert, Branch Partner.

Proud to present to the market this fantastic bungalow located at the foot of Egerton village on Rock Hill Road. Offering versatile accommodation and a plot in excess of four acres, there really is a lot to admire.

Within this extended property the layout comprises of an entrance hall, large open plan 'L' shaped kitchen dining room and separate lounge with a feature log burner.

There is a master bedroom with an ensuite shower room, three further double bedrooms and two separate bathrooms.

Externally the gardens measure approximately one acre and are made up of a mix of formal gardens and woodland with a pleasant stream to one side and wonderful countryside views. A large driveway provides ample parking and leads to a field that measures approximately three acres.

Egerton is a popular village boasting a primary school, village store, car repair garage as well as a village hall, church and active community. The nearby villages of Charing, Pluckley and Headcorn offer a wide range of amenities as well as mainline railway access to London.

Please book a viewing without delay to avoid disappointment.

Features

- Four Bedroom Detached Bungalow
- Three Bathrooms
- Well Presented Throughout
- Gas Central Heating
- EPC Rating: TBC
- Popular Rural Location
- Approximately Four Acres
- Thoughtfully Extended
- Mains Drainage
- Council Tax Band F

Ground Floor

Front Door To

Hall

Wall mounted consumer unit. Shelving. Radiator. Hatch to loft access.

Kitchen/Dining Room

23' 1" max x 20' 0" max (7.04m x 6.10m) Double glazed window to rear. Two double glazed windows to side. Double glazed french doors to side. Double glazed bi fold doors to rear. Three radiators. Range of base and wall units. Sink and drainer. Range cooker. Extractor over. Space for dish washer and tall fridge/freezer. Localised tiling. Kitchen island with cupboards. BT point. Hatch to loft access.

Utility Room

Double glazed window and door to rear access. Space for tumble dryer and washing machine. Built in storage cupboards. Extractor. Radiator.

Lounge

25' 3" x 14' 6" (7.70m x 4.42m) Double glazed window to front. Double glazed window to side. Double glazed window and patio sliding doors to side. Two radiators. Log burner with hearth surround. TV point.

Inner Hallway

Double gazed window to front. Radiator. Cupboard with shelving. Thermostat.

Bedroom One

14' 1" x 10' 7" (4.29m x 3.23m) Double glazed window to front. Radiator. Door to

Ensuite

Double glazed frosted window to side. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin with cupboard and single shower cubicle with glass door and localised tiling. Extractor.

Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to rear. Radiator.

Bedroom Three

11' 1" x 8' 8" (3.38m x 2.64m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and glass screen. Chrome heated towel rail. Extractor.

Bedroom Four/Reception Room

18' 7" x 14' 10" (5.66m x 4.52m) Double glazed French doors to side. Double glazed bi-fold doors to rear. Radiator. TV point.

Bathroom

Double glazed frosted window to side. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and glass screen. Chrome heated towel rail. Extractor.

Exterior

Front

Paved pathway leading to front door with flower and shrub bed either side. Extensive front and side gardens with front hedge border and small woodland. Stream.

Outbuilding

Up and over door and side. Log store.

Rear Garden

Mainly laid to lawn with mature flower and shrub beds. Hedge border to side and rear. Large paved patio area. Outside tap Outside lights.

Parking

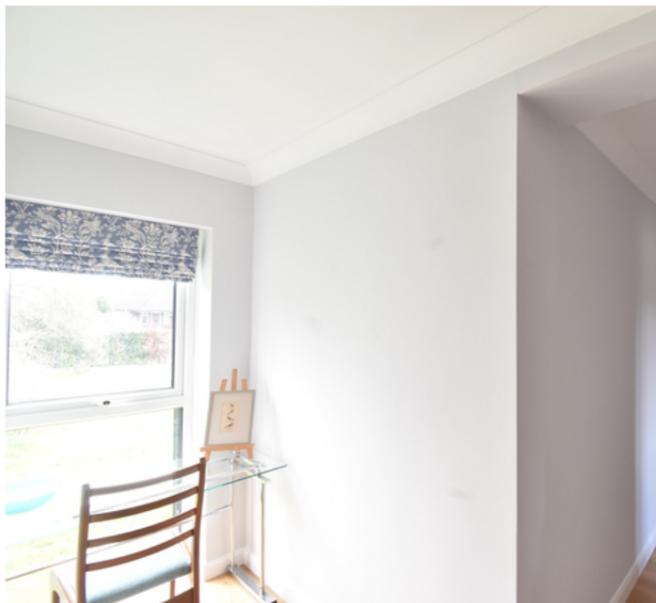
Long driveway with extensive parking for numerous vehicles leading to a five bar gate with access to

Field

Three acre field with a hedge border. Laid to grass. Small number of trees. Shed to remain. (currently let to a farmer for grazing).

Agents Note

In 2024 as a result of a subsidence insurance claim, two mature trees close to the property were removed and a certificate of structural adequacy was issued.



GROUND 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. Made with Metropix (2020).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(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.

