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Woodsmith House, Pluckley Road, Charing, Ashford, Kent. TN27 0AG.

£850,000 Freehold

Property Summary

"I thought everything about this home was just so impressive. The plot, location and size". - Matthew Gilbert, Branch Manager.

Proud to present to the market this incredibly impressive five bedroom detached home location on the Pluckley Road within Charing village.

The property comprises of a large entrance hall, open plan kitchen/living room, snug, utility room, dining room orangery and cloakroom to the ground floor. To the first floor there is a master bedroom with an ensuite, four further double bedrooms and a family bathroom.

Externally there is ample room to the front with a huge amount of parking whilst to the rear there is a beautiful landscaped rear garden with farmland views.

Added to all of this the property benefits from underfloor heating throughout, a high specification finish as well as existing planning permission for a garage to be built to the front.

Charing is an incredibly popular village that has a bustling High Street with shops, micro brewery, butchers and convenience shops. There is also a primary school and mainline railway to London. Please book a viewing to avoid disappointment.

Features

- Stunning Five Bedroom Detached Home
- Four Reception Rooms
- Underfloor Central Heating Throughout
- Ensuite To Master Bedroom
- EPC Rating: B
- Beautiful Views To The Rear
- Laundry Room
- Landscaped Rear Garden
- High Specification Throughout
- Council Tax Band F

Ground Floor

Front Door To

Porch

Coat hooks. Inner door to

Hallway

Stairs to first floor with cupboard underneath. Double glazed window to front.

WC

Double glazed obscured window to side. Suite comprising of low level WC and vanity hand wash basin. Splash back tiling. Extractor.

Kitchen Area

12' 8" x 8' 3" (3.86m x 2.51m) Double glazed window to rear. Range of base and wall units with sink. Integrated dishwasher, double oven, induction hob with extractor above and space for American style fridge/freezer. Localised tiling.

Lounge Area

18' 10" x 12' 5" (5.74m x 3.78m) Double glazed bi-fold doors to rear garden. Tv & BT point.

Snug

11' 3" x 9' 11" (3.43m x 3.02m) Double glazed window to front. Electric feature fireplace.

Dining Room

9' 7" x 7' 6" (2.92m x 2.29m) Double glazed window to front. BT point.

Laundry Room

Double glazed window to rear. Double glazed door to rear access. Range of wall and base units. Sink and drainer. Space for separate washing machine and tumble dryer. Localised tiling. Wall mounted consumer box. Wall mounted gas boiler.

Orangery

19' 10" x 9' 8" (6.05m x 2.95m) Double glazed window to one side. Double glazed window and bi-folded doors to rear. Bi-fold doors to lounge. Double glazed sky lantern.

First Floor

Landing

Double glazed window to front with feature window seat. Hatch to loft access. Storage cupboard.

Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m) Double glazed window to side and rear. Built in mirrored wardrobes. TV & BT point.

Ensuite

Double glazed obscured window to side. Suite comprising of low level WC, wash had basin and vanity unit and walk in shower with glass screen. Chrome heated towel rail. Extractor.

Bedroom Two

9' 10" x 8' 3" (3.00m x 2.51m) Double glazed window to front. TV & BT point. Wardrobe cupboard with shelving.

Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m) Double glazed window to rear. TV & BT point. Built in mirrored wardrobes.

Bedroom Four

10' 7" x 8' 4" (3.23m x 2.54m) Double glazed window to front. TV & BT point. Built in mirrored wardrobes.

Bedroom Five

6' 8" x 6' 7" (2.03m x 2.01m) Double glazed window to rear. TV & BT point.

Bathroom

Double glazed obscured window to side. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin, bath and separate shower cubicle. Extractor.

Exterior

Front Garden

Two artificial lawned areas with feature planted trees. Brick block paved pathway. Pedestrian side access. Security light.

Parking

Five bar gate leading to an extensive driveway for many vehicles.

Rear Garden


Large rear garden mainly laid to lawn. Pedestrian side access with feature lighting and decorative water feature. Patio pathway and far reaching views. Shrubs, plants and trees to both side borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(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.