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**27 Sharps Field, Headcorn, Ashford, Kent. TN27 9UF.**

**£550,000 Freehold**

## Property Summary

"I really like the ambience of this detached house in Headcorn. A modern, light and airy feel and the added bonus of planning permission for a loft conversion." - Philip Jarvis, Director.

A four bedroom detached house found within an ever popular residential Development in Headcorn.

The well presented and proportioned accommodation is arranged with a separate sitting room with a bay window and shutters and attractive shelving to one wall. There is an open plan kitchen/dining room with contemporary units, quartz worktops and double doors leading out onto the rear garden. The current owners have converted the garage into a handy family/play room and there is also a useful utility area and cloakroom.

Upstairs there are the four bedrooms, three with built in wardrobes or cupboards. There is an ensuite shower room off the main bedroom and a second shower room that was formally the bathroom.

Planning permission has been approved to convert the loft into a large main bedroom, including a walk-in-wardrobe and en-suite shower and bathroom. See agents note at the bottom of the brochure.

The property is also being sold with no onward chain.

Set back from the road, there is a lawned front garden and long driveway. The private and sunny rear garden has two useful patio areas coupled with mature trees and shrub beds.

Headcorn is a popular village and has an extensive range of shops and amenities. There is a popular primary school and railway station with access to various London stations with London Bridge only being 55 minutes away. Both the school and station are less than a 10 minute walk. Sutton Valence Preparatory School is only a short drive away. The M20 motorway is accessed at Leeds village.

## Features

- Four Bedroom Modern Detached House
- Sitting Room With Bay Window To Front & Shelving
- Useful Family/Playroom
- Attractive Rear Garden With Two Patio Areas
- EPC Rating: D
- Cul-De-Sac Location
- Open Plan Kitchen/Dining Area
- Master Bedroom With Ensuite Shower Room
- Driveway To Side
- Council Tax Band F

## Ground Floor

### Entrance Door To

### Hall

Double glazed window to side. Stairs to first floor. Radiator. Oak flooring. Storage cupboard. Double doors to sitting room.

### Cloakroom

Double glazed frosted window to side. Low level WC. Wall hung hand basin. Radiator. Oak flooring.

### Sitting Room

13' 10" x 13' 2" into bay (4.22m x 4.01m) Double glazed bay window to front with shutters. Fitted shelving and cupboards to one wall. Radiator. Oak flooring.

### Kitchen/Dining Room

19' 0" x 14' 0" narrowing 10' 10" (5.79m x 4.27m) Double glazed patio doors and double glazed window to rear. Double glazed door to side. Range of modern base and wall units. Quartz worktops with upstands and white inset one and a half bowl sink unit. Bosch double electric oven and Bosch induction hob. Space for American style fridge/freezer. Plumbing for dishwasher. Downlighting. Radiator. Tiled floor. Door to

### Family Room/Play Room

11' 8" x 7' 6" (3.56m x 2.29m) Double glazed doors to rear. Laminate floor. Radiator. Downlighting. Door to

### Storage/Utility Room

8' 6" x 4' 0" (2.59m x 1.22m) Electric up and over roller door to front. Plumbing for washing machine. Space for tumble dryer. Cupboard.

## First Floor

### Landing

Double glazed oval window to side. Access to loft. Double airing cupboard housing Worcester boiler.

### Bedroom One

11' 4" x 8' 3" to wardrobe door (3.45m x 2.51m) Double glazed window to rear. Built in wardrobes to one wall. Door to

### Ensuite Shower Room

Double glazed window to side. White suite of low level WC, wall hung vanity hand basin and walk in shower. Chrome towel rail. Tiled floor. Fully tiled wall. Extractor.

### Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m) Double glazed window to rear. Radiator. Double wardrobe cupboard.

### Bedroom Three

11' 10" into doorwell x 8' 10" (3.61m x 2.69m) Double glazed window to front. Radiator. Double wardrobe cupboard.

### Bedroom Four

9' 7" x 8' 0" into doorwell (2.92m x 2.44m) Double glazed window to front. Radiator.

### Shower Room

Double glazed window to side. (This was formally the bathroom). Modern suite of low level WC, wall hung basin and walk in tiled shower. Chrome towel rail. Laminate flooring. Extractor.

### Front Garden

Open plan garden laid to lawn. Long driveway leading to the former garage.

### Rear Garden

Approximately 35ft by 35ft. There is an extensive patio area leading to the garden that is laid mainly to lawn, There are mature shrub beds and a further patio area to one side. There is also a garden shed and side pedestrian access.

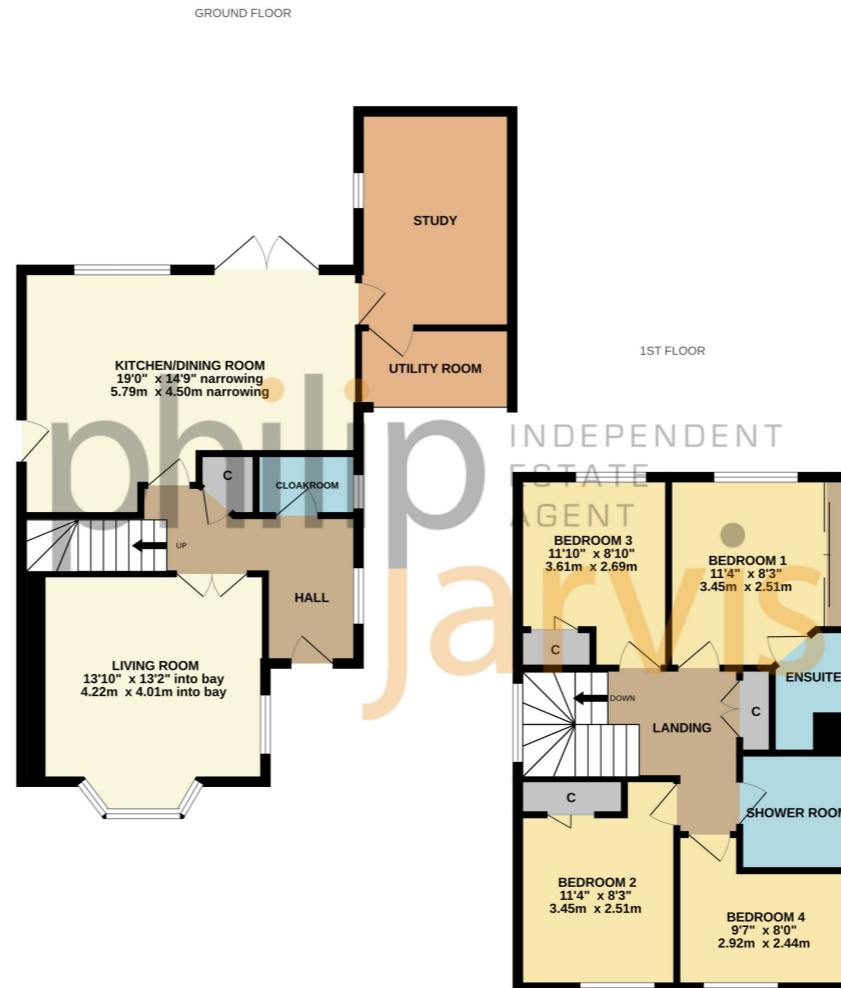
### Parking

There is a long driveway found to one side of the property.

### Agents Note

1. Although found on a modern development there are no service or management charges
2. The current owners have converted the garage into the family/playroom and utility room but the roller door of the garage remains to the front.
3. The planning permission for the loft conversion can be found on the Maidstone Borough Council Planning Portal. The reference is Ref no: 21/502463/FULL.





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 only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	81
(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>	
(1-20)	<b>G</b>	
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.

