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2 Jessamine Cottages, Vesper Hawk Lane, Smarden, Ashford, Kent. TN27 8PU.

Guide Price £400,000 Freehold

Property Summary

"This cute cottage is bursting with character and is in a tucked-away position that is so quaint." – Matthew Gilbert, Senior Branch Manager.

****GUIDE PRICE OF £400,000-£425,000****

Proud to present to the market this beautiful timber-clad cottage located within the popular village of Smarden.

The accommodation comprises a porch, kitchen/breakfast room, lounge, and dining room.

To the first floor, there are two double bedrooms and a family bathroom, whilst to the second floor there is another double bedroom.

Externally, there is a pretty wrap-around courtyard to enjoy. Smarden is a beautifully historic village with a thriving community, offering a primary school, post office, butcher's, and public house. There is also a mainline railway to London Charing Cross at the neighbouring village of Headcorn, which also offers a wider range of shops and amenities.

This is a truly stunning property that also boasts a feature log burner and gas central heating.

Please book a viewing to avoid disappointment.

Features

- Three Bedroom Semi Detached Cottage
- Incredibly Well Presented
- Village Centre Location
- EPC Rating: D
- Arranged Over Three Floors
- Two Reception Rooms
- Log Burner
- Council Tax Band C



Ground Floor

Front Door To

Porch

Double glazed window to side. Coat hooks. Exposed brick work.

Kitchen/Breakfast Room

Window to front. Bespoke range of wall land base units. Sink and drainer. Integrated oven, gas hob with extractor over. Space for washing machine, dishwasher and tall fridge/freezer. Under cupboard lighting. Exposed timber beams. Radiator. Understairs storage cupboard.

Lounge

Window to rear. Double glazed French doors to rear. Stairs to first floor. Feature log burner with exposed brick surround. Radiator. BT point.

Dining Room

Double glazed French doors to rear. Radiator. Exposed beams. Wall lights.

First Floor

Landing

Cupboard. Wall mounted thermostat. Stairs to second floor.

Bedroom One

Window to rear. Radiator. Open fireplace. Storage cupboard.

Bedroom Two

Double glazed window to rear. Radiator. Exposed timbers. Cupboard.

Bathroom

Frosted window to front. Suite comprising of low level WC, wash hand basin, panelled bath and separate shower cubicle. Cupboard housing water tank and boiler. Radiator. Localised tiling.

Second Floor

Bedroom Three

Double glazed window to front. Radiator. Ceiling fan. Storage cupboard.

Exterior

Front

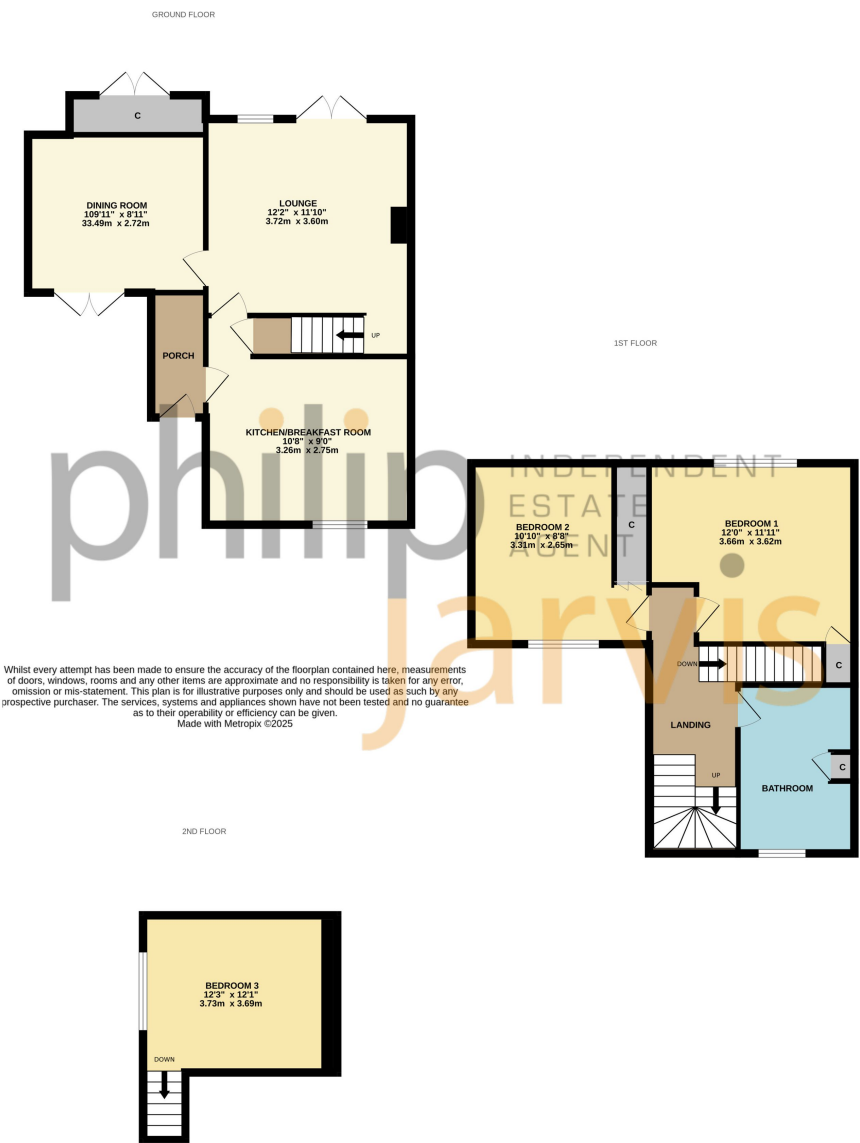
Pedestrian access to front courtyard and front door.

Front Courtyard

Paved patio raised sleeper and brick border. External light. Side access.

Rear Courtyard

Paved patio area. Raised brick bed border. Bushes and plants. Outside light. Storage cupboard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	56	83
A		
(81-91)		
B		
(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.

