



**philip
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INDEPENDENT
ESTATE
AGENT



Heathway Church Hill, Charing Heath, Kent. TN27 0BU.

Guide Price £800,000 Freehold

Property Summary

"It is not often I see a property presented to such a high standard. Heathway will make a really comfortable home for the new buyer". - Philip Jarvis, Director.

A spacious five bedroom detached property found in a semi-rural location in Charing Heath.

The current owners have meticulously developed the house in the seventeen years they have lived here creating a really stunning home.

Downstairs to the front of the property there is a large double aspect sitting room with double doors leading out onto a veranda. To the rear is an imposing 'L' shaped kitchen/family/dining room with bifold doors leading out onto an extensive patio and then the garden. There are also two bedroom downstairs, although currently one is used as a home office. There is also a useful shower room and utility area off the kitchen.

Upstairs the main bedroom boasts built in cupboards and a large ensuite bathroom with roll top bath and separate shower cubicle. There are two further bedrooms and a shower room.

Sitting on a well proportioned plot the sunny aspect rear garden spreads round to one side of the property. Here there is a summerhouse with an ensuite shower room which would work well as an occasional bedroom for guests.

The current owners have also converted the right hand side of the double garage into a bar, ideal for entertaining. The left hand side garage remains and there is a long driveway offering an ample parking area with a five bar gate.

Not often does a property of such quality become available so an early viewing comes most recommended.

Charing Heath is a popular village found between the two larger villages of Lenham and Charing. Both villages offer a wide range of facilities to include schools, doctors surgeries and railway stations. The M20 motorway is also easily accessed at Leeds village.

Features

- Guide Price of £800,000-£850,000
- Presented To A Particularly High Standard
- 'L' Shaped Kitchen/Dining/Family Room
- Master Bedroom With Large Ensuite Bathroom
- One Bedroom Currently Used As A Home Office
- Summerhouse/Day Room
- Extensive Parking Area & Garage
- Council Tax Band F
- Five Bedroom Detached House
- 24ft Sitting Room With Veranda
- Three Bedrooms Upstairs
- Two Downstairs Bedrooms
- Attractive Gardens
- Bar Area Created From Converted Garage
- Rural Location
- EPC Rating: E

Ground Floor

Entrance Door To

Hall

Attractive 'Victorian style' tiled floor. Stairs to first floor with understairs space. Radiator. Leads through to inner hall with further radiator and shelving.

Sitting Room

24' 6" x 11' 9" narrowing to 8' 6" (7.47m x 3.58m) Two double glazed windows to front. Double glazed doors with double glazed window to sides leading to veranda. Fireplace with Stovax 75 wood burner. Two radiators.

Kitchen/Dining/Family Room

24' 6" narrowing to 10' 8" x 22' 7" narrowing 13' 4" (7.47m x 3.25m) x (6.88m x 4.06m) 'L' shaped room. Double glazed windows to both sides. Double glazed bifold doors onto patio. Extensive range of shaker style solid wood fronted base and wall cupboards. White one and a half bowl sink unit with Quartz worktops. Neff stainless steel electric oven, steam oven, microwave and coffee machine. Neff five ring induction hob with extractor over. Bosch integrated dishwasher. Dresser unit with space for American style fridge/freezer. Central Quartz island with breakfast bar area. Under unit lighting. Downlighting. Underfloor heating. Polished sandstone flooring. Radiator. Double glazed doors to hallway.

Utility Room

6' 5" x 3' 6" (1.96m x 1.07m) Double glazed door to side. Plumbing for washing machine. Space for tumble dryer. Two cupboards. Shelving. Extractor.

Home Office/Bedroom Five

10' 10" x 9' 8" (3.30m x 2.95m) Double glazed window to side with shutters. Range of cupboards to one wall with desk area. Two further cupboards. Radiator. Underfloor heating. Amtico flooring.

Bedroom Four

11' 9" max x 10' 2" (3.58m x 3.10m) Double glazed window to side with shutters. Two sets of cupboards to either side of fireplace. Ornate fireplace. Radiator.

Shower Room

7' 6" x 5' 10" (2.29m x 1.78m) Double glazed window to side with shutters. Suite of concealed low level WC and 'Victorian' style hand basin. Large fully panelled shower cubicle. Chrome towel rail. Downlighting. Extractor. Amtico flooring. Underfloor heating.

First Floor

Landing

Airing cupboard.

Bedroom One

15' 4" to wardrobe door x 11' 4" (4.67m x 3.45m) Double glazed window to side with shutters. Radiator. Air con vent. Three sets of storage cupboards.

Bathroom

Double glazed Velux window to front. White suite of low level WC and 'Victorian style' hand basin. Stand alone roll top bath with shower attachment. Separate large fully tiled shower cubicle. 'Victorian' style radiator and towel rail. Tiled floor. Underfloor heating. Downlighting. Extractor. Double storage cupboard.

Bedroom Two

13' 8" x 9' 8" max into window space (4.17m x 2.95m) Double glazed window to side and rear. Radiator. Two storage cupboards.

Bedroom Three

13' 8" x 7' 3" max into roof space (4.17m x 2.21m) Double glazed to rear. Radiator. Two sets of storage cupboards.

Shower Room

Velux window to side. White suite of low level WC, small rectangular hand basin and fully panelled shower cubicle. Tiled floor. Chrome towel rail.

Exterior

Front Garden

Hedging to front boundary. Small stoned area to front leading to log store and side access. To the front side of the property is an attractive veranda and raised beds. Brick wall with steps lead up to the front door.

Rear Garden

There is an extensive patio area leading off the kitchen/family room with an electric folding awning. This then leads to an area laid to lawn with mature shrubs and trees. To one side of the garden is a bar area, ideal for entertaining, that has been created from the right hand side of the double garage. It measures 12' x 9' with bifold doors onto the garden. There is a bar area, shelving and sink. There is also an electric wall heater. To the rear of the garage is a large shed and there is a further shed to the left hand side of the garage. There is also a side gate leading to the driveway. The lawned area continues to the other side of the property leading to the summerhouse/day room.

Summerhouse/Day Room

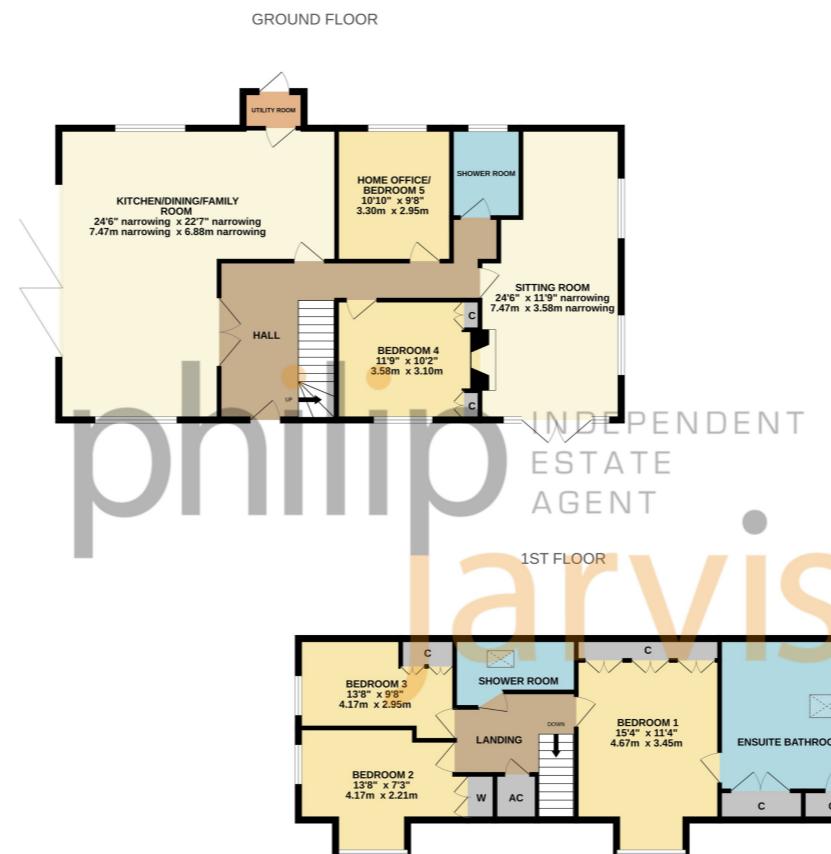
The main chalet room measures 11' 4" x 9' 10". It would also work as an occasional bedroom. There is double glazed doors and windows to the front and a further double glazed window to the side. There is also an electric heater. A door them leads to the ensuite shower room. There is a fully tiled shower cubicle along with a low level WC and hand basin.

Garage and Parking

A five bar gate leads to an extensive parking area and then to the double garage with two up and over doors. The right hand garage has been converted into the bar area.

Agents Note

1. The property is not on mains drainage. It has a septic tank.
2. There is an air conditioning system fitted upstairs.
3. There is a speaker system in the property that is available by separate negotiation.



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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 is included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

