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ESTATE AGENT
Jarvis

Peckwater Cottage 15a High Street, Charing, Ashford, Kent. TN27 0HU.

£375,000 Freehold



Property Summary

"I was really surprised that such a beautiful home was found in such a tucked away spot right in the heart of Charing village". - Matthew Gilbert, Branch Manager.

Available to the market is this impressive two bedroom attached cottage located in the middle of Charing High Street.

Peckwater Cottage is a well presented home full of character and is presented to include an entrance hall, kitchen/breakfast room, lounge and downstairs WC and shower room. To the first floor there are two double bedrooms and a family bathroom.

Externally there is a front and side garden, a storage room and garage. There is also a separate parking space.

This home has an abundance of character features throughout and has the benefit of gas central heating and is available to the market with no forward chain.

Charing is a beautiful village that sits at the base of the North downs and has excellent commuter links with easy access to the M20 as well as its own railway line to London Victoria. The village itself benefits from a wide range of shops, primary school, library and popular doctors surgery.

Arrange a viewing to avoid disappointment.

Features

- Two Bedroom Attached Cottage
- Garage & Parking
- Village Centre Location
- Garden
- Council Tax Band E
- Two Bathrooms
- Character Features
- No Forward Chain
- EPC Rating: TBC



Ground Floor

Front Door To

Hallway

Window to front. Radiator. Wall mounted consumer unit. Stairs to first floor with cupboard underneath. Thermostat.

Lounge

Sash window to front. Window and French doors to side access. Two radiators. Gas fire with feature surround. TV point. Shelving.

Kitchen/Dining Room

Sash window to front. Window to rear. Range of base and wall units. Stainless steel sink. Gas hob with extractor. Double oven. Space for fridge and slimline dishwasher. Localised tiling. Wall lights. Built in corner dresser.

Shower Room

Window to rear. Radiator. Wall mounted gas boiler. Concealed low level WC and wash hand basin. Corner shower cubicle. Localised tiling. Wall lights. Space for washing machine and tumble dryer.

Landing

Landing

Double glazed Velux window to front. Two built in cupboards.

Bedroom One

Double glazed Velux window to both front and side. radiator. Air conditioning unit. TV point. Built in shelving.

Bedroom Two

Double glazed Velux window to front. Radiator. Two separate built in wardrobe cupboards.

Bathroom

Double glazed Velux window to rear. Radiator. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Localised tiling. Wall light. Hatch to loft access.

Exterior

Front Garden

Mainly laid to lawn. Paved patio area to side garden. Outside tap. Outside light.

Side Garden

Mainly paved, side access. Brick stepped area laid to lawn with shrubs and trees to borders, Power point. water butt. Access to

Brick Built Shed

Up and over door. Power and light.

Single Garage

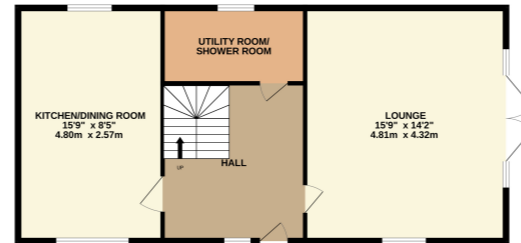
Electric up and over door. Power and light.

Parking

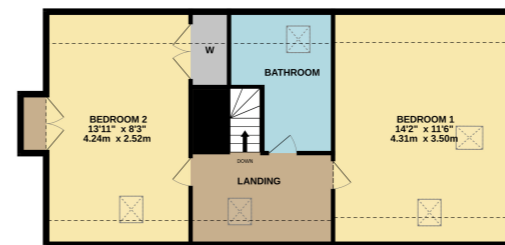
Single parking space to the front of the garage.



GROUND FLOOR



1ST 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.
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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.

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