



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rothecorn 2024. Produced for Simon Miller & Company. RFP: 156841



**Locks Yard, Headcorn, Ashford, TN27**  
Approximate Area = 1396 sq ft / 129.6 sq m  
Garage = 153 sq ft / 14.2 sq m  
Total = 1549 sq ft / 143.8 sq m  
For identification only - Not to scale

Price Guide £500,000  
EPC RATING: C

## 9 Locks Yard, Headcorn, TN27 9AD







GUIDE PRICE £500,000 - £525,000

Located within easy walking distance of the centre of the village, this well presented, detached, four bedroom family home is set out over three floors. The ground floor offers a generous entrance hall, with cloakroom and leads to the lounge overlooking the front. To the rear, is a spacious kitchen/dining room, with doors leading to the west facing garden. The first floor offers three bedrooms, one with en-suite shower room and a three piece family bathroom. A staircase from to the second floor, with a small landing providing room for a seating area and into the spacious dual aspect main bedroom with built in wardrobes and the second en-suite shower room.

Outside, the property offers a detached garage with power and light, with off street parking in tandem. The westerly facing rear garden offer a riot of summer colour surrounding a patio and lawn area, together with vegetable bed, small shed and a range of flowers and shrubs.

This quiet cul de sac is located a short level stroll to the train station and the centre of this popular village, with its wide range of independent shops, pubs and cafes, as well as Post Office and Sainsbury's Local supermarket. Also within walking distance are the well regarded Primary School, playground and doctors surgery. The commuter is well served by a mainline train station offering regular services into London Charing Cross and Cannon Street. The larger town of Tenterden is approximately 10 miles distant, with its greater range of shopping and leisure facilities.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band F**  
**EPC Report C**



• GUIDE PRICE £500,000 - £525,000 • Detached Four Bedroom Family Home • Cul De Sac Location • Set Out Over Three Floors • Quality Fitted Kitchen/Dining Room • Ground Floor Cloakroom • Two En-suite Shower Rooms & Family Bathroom • West Facing Garden • Garage & Off Street Parking For Two Cars • Walking Distance To Train Station & Village Green

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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