



**Thorne Estate, Pluckley, Ashford, TN27**

Approximate Area = 1366 sq ft / 126.9 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 1448 sq ft / 134.5 sq m

For identification only - Not to scale



**17 Thorne Estate, Ashford, TN27 0RD**

**Price Guide £425,000**  
**EPC RATING: D**





GUIDE PRICE £425,000 - £450,000

Located in this quiet cul de sac is this very well presented, semi detached family home. The generous porch leads into the hallway and in turn to the lounge with feature open fireplace, with a separate dining/family room. The property also offers a modern kitchen/breakfast room with utility room beside and separate cloakroom. Upstairs, the property offers four bedrooms, the dual aspect master bedroom with a luxurious four piece bathroom en-suite featuring a roll top bath, with the remaining three bedrooms served by a quality fitted three piece shower room.

Outside, the property offers off street parking for two cars, with pathway to the front door with lawn to both sides and gated access to the landscaped rear garden, with a porcelain tiled patio, Cotswold stone pathway, lawn and raised flower beds, with timber shed to the rear.

Located in this sought after semi-rural village, Pluckley offers mainline train station with regular services into London Charing Cross, two popular pubs, a Church and Post Office & General Store as well as a butcher's shop and a well regarded primary school and popular village hall, with a wide range of village clubs and societies offering a range of activities and a good community spirit. With a recreation ground at the end of the road, for the hikers and dog owners, there are a wealth of countryside walks to be found on your doorstep. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and leisure facilities.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report D**



• Extended Semi-Detached Family Home • Lounge and Family Room • Modern Kitchen/Breakfast Room • Separate Utility Room & Ground Floor Cloakroom • Master Bedroom with Luxurious Family Bathroom • Three Further Bedrooms • Quality Three Piece Shower Room • Mature Landscaped Garden • Off Road Parking for Two Vehicles • Village Cul De Sac Location

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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