

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1242892



Forge Lane, Headcorn, Ashford, TN27  
Approximate Area = 1899 sq ft / 176.4 sq m  
For identification only - Not to scale

18 Forge Lane, Ashford, TN27 9QH

Guide Price £600,000  
EPC RATING: D





Located in the heart of one of Headcorn's most popular roads, this substantial detached family home offers generous living space set out over two floors. With a generous, unique entrance hall with bespoke oak staircase to the first floor, the ground floor offers a lounge with wood flooring and feature inset fireplace with doors from here leading into the dining room with conservatory beyond and kitchen beside which is open to the utility room. Upstairs, there are four bedrooms, the spacious master with an en-suite shower room and a family bathroom serving the three further bedrooms.

Outside, there is gated access to a block paved driveway providing ample parking, with electric charging point beside and leading to the integral double garage with power roller door. The rear garden is mainly laid to lawn with large timber summer house with power and lighting, secluded raised patio area and gated side access leading to the front.

This residential road is located moments away from the centre of this popular village, which offers a mix of independent shops and restaurants, Sainsbury's Local and Costa Coffee and the popular Tap Room and White Horse Public Houses. With Primary School and playing fields nearby, this busy village and community also offers TWO Village Halls and a MAINLINE TRAIN station with regular services into London. 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 D**



• GUIDE PRICE £600,000 - £650,000 • Detached Family Home • Four Bedrooms • En-Suite and Family Bathroom • Spacious Entrance Hall With Cloakroom • Kitchen with Utility Room Beside • Lounge and Dining Room • Ample Gated Parking & Electric Charging Point • Integral Double Garage • Central

### Village 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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