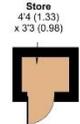
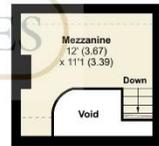
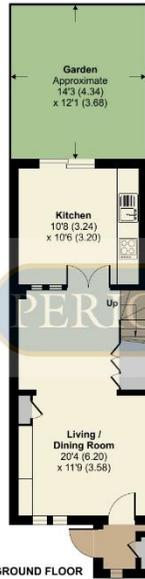


**The Grove, Pluckley, Ashford, TN27**

Approximate Area = 836 sq ft / 77.6 sq m (excludes void)  
 Limited Use Area(s) = 16 sq ft / 1.4 sq m  
 Outbuilding = 14 sq ft / 1.3 sq m  
 Total = 866 sq ft / 80.3 sq m  
For identification only - Not to scale



OUTBUILDING



Denotes restricted head height

2 STATION COTTAGE

THE GROVE

PLUCKLEY

TN27 0RT

GUIDE PRICE £350,000 - £375,000

FREEHOLD

EPC REPORT: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Simon Miller & Company. REF: 1267774



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**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 for 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.



By Simon Miller

01622 850 888

enquiries@periodhomesbysimonmiller.co.uk



Located in the heart of this historic village is this beautiful, Victorian terraced cottage, believed to date back to the 1860's. With a wealth of character features, including Dering windows which are a particular feature of homes in the area, two double bedrooms, one with mezzanine area above and country style kitchen, the property offers an enclosed courtyard garden to rear and is located moments away from the mainline train station and the popular Dering Arms Public House.

#### Property Features

- Victorian Terraced Cottage
  - Wealth of Character Throughout
  - Lounge/Dining Room with Utility Space
  - Hand Built Country Kitchen
  - Two Double Bedrooms with Mezzanine
  - Secluded Patio Garden
  - Moments Away from Centre of the Village
- Short Walk To The Train Station

The brick entrance porch leads into the lounge/dining room, with feature wood burning stove, Oak flooring and staircase to the first floor with utility cupboard beneath. Dering windows overlook the hand built kitchen to the rear, which offers a range of wall and base units, with inset butler sink and marble work surfaces over, with patio doors form here to the enclosed courtyard garden. Upstairs, the property offers a quality bathroom suite with feature roll top bath and two double bedrooms, the main with built in wardrobes and a fixed wooden staircase leading to a mezzanine area which offers further potential. Outside, there is a paved path and patio leading to the front door, with mature hedge screen to the side and to the rear, a secluded, low maintenance paved garden with feature timber bench seating to both sides with raised flower beds and brick built storage 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, with 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: C, EPC Report: F, Broadband: Copper & Full

