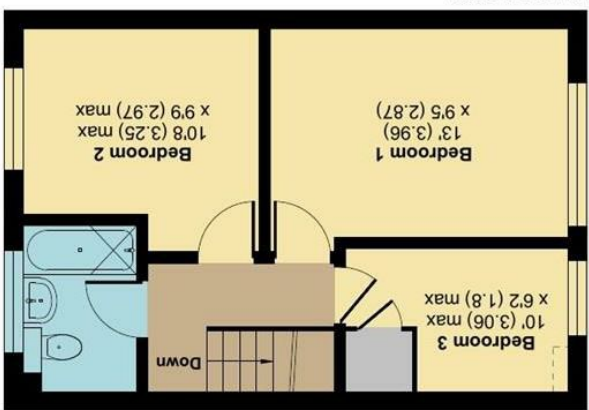
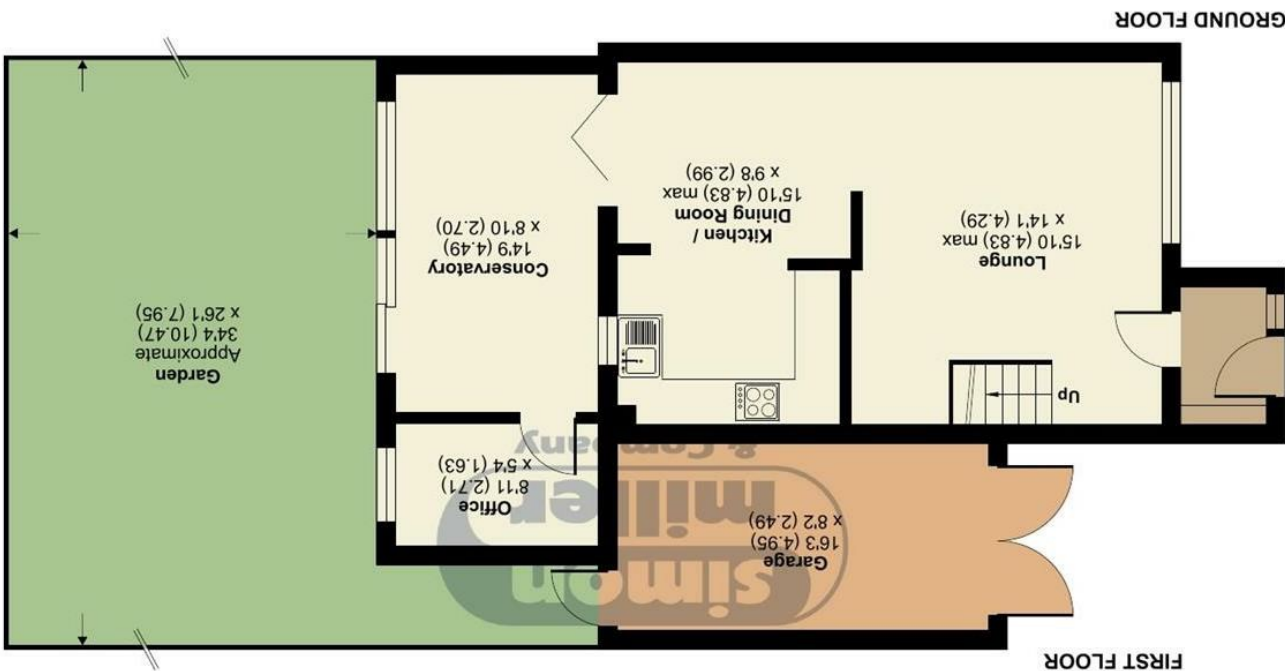


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1267768



Denotes restricted
head height

Approximate Area = 976 sq ft / 90.6 sq m
Limited Use Area(s) = 1 sq ft / 0.0 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1110 sq ft / 102.9 sq m
For identification only - Not to scale

Knaves Acre, Headcorn, Ashford, TN27

27 Knaves Acre, Headcorn, TN27 9TJ

Price Guide £350,000
EPC RATING: D





Located in this quiet cul de sac, within close walking distance of the centre of the village is this semi-detached family home. Offering open plan lounge/dining room which in turn is open to the modern fitted kitchen, the property also benefits from a large conservatory addition to the rear with office beside. Upstairs, there are three bedrooms, served by a three piece family bathroom. With garage beside own driveway with electric charging point, there is a 35' garden to the rear.

The village of Headcorn offers a mix of independent shops and restaurants, post office and Sainsbury's Local as well as a popular Primary School and playground, all within close walking distance. Commuters are well served by the mainline train station offering regular services into London Charing Cross, with the County Town of Maidstone approximately 10 miles distant, easily accessible by regular bus services or by car. The village has several social outlets which makes it a thriving community.

MATERIAL INFORMATION

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

• GUIDE PRICE £350,000 - £365,000 • Three Bedroom Semi Detached Home • Open Paan Lounge/Dining Room • Conservatory addition and Office Beside • Modern Fitted Kitchen • Garage and Drive with Electric Charging Point • Secluded 35' Rear Garden • Quiet Cul De Sac location • Walking Distance to the Village Centre

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK