



15 Sharps Field, Ashford, TN27 9UF

Auction Guide £360,000
EPC RATING: D

Sharps Field, Headcorn, Ashford, TN27

Approximate Area = 1355 sq ft / 125.8 sq m
Garage= 298 sq ft / 27.6 sq m
Total = 1653 sq ft / 153.4 sq m
For identification only - Not to scale



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: 1273184

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The Property Ombudsman



CASH BUYERS ONLY

Located in this quiet residential cul de sac, within close walking distance of the centre of the village is this spacious, detached family home which benefits from being offered chain free. Offering a good sized lounge with conservatory addition, dining room and kitchen with utility and downstairs cloakroom, upstairs, the property has four bedrooms, the main with en-suite shower room and a three piece family bathroom.

Outside, the property benefits from a double garage beside with twin up and over doors and parking for two cars in front, and to the rear, a wraparound lawned garden with block paved patio, mature trees, flower and shrub beds.

Sharps Field is a popular cul de sac, a short level walk to both the mainline train station with regular services into London Charing Cross and the High Street, which offers a mix of local shops and cafes, Sainsbury's Local, Costa Coffee and popular pubs, The George and Tap Room. With a modern doctor's surgery close by, the well regarded Headcorn Primary School and children's playground are also within easy reach.

MATERIAL INFORMATION

Freehold
Council Tax Band F
EPC Report D



• CASH BUYERS ONLY • For Sale by Modern Auction • Offered Chain Free • En Suite and Family Bathroom • Detached Family Home • Dining Room • Kitchen with Utility Area • Double Garage and Parking • Lounge with Conservatory Addition • Four Bedrooms

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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