



**simon
miller**
& Company

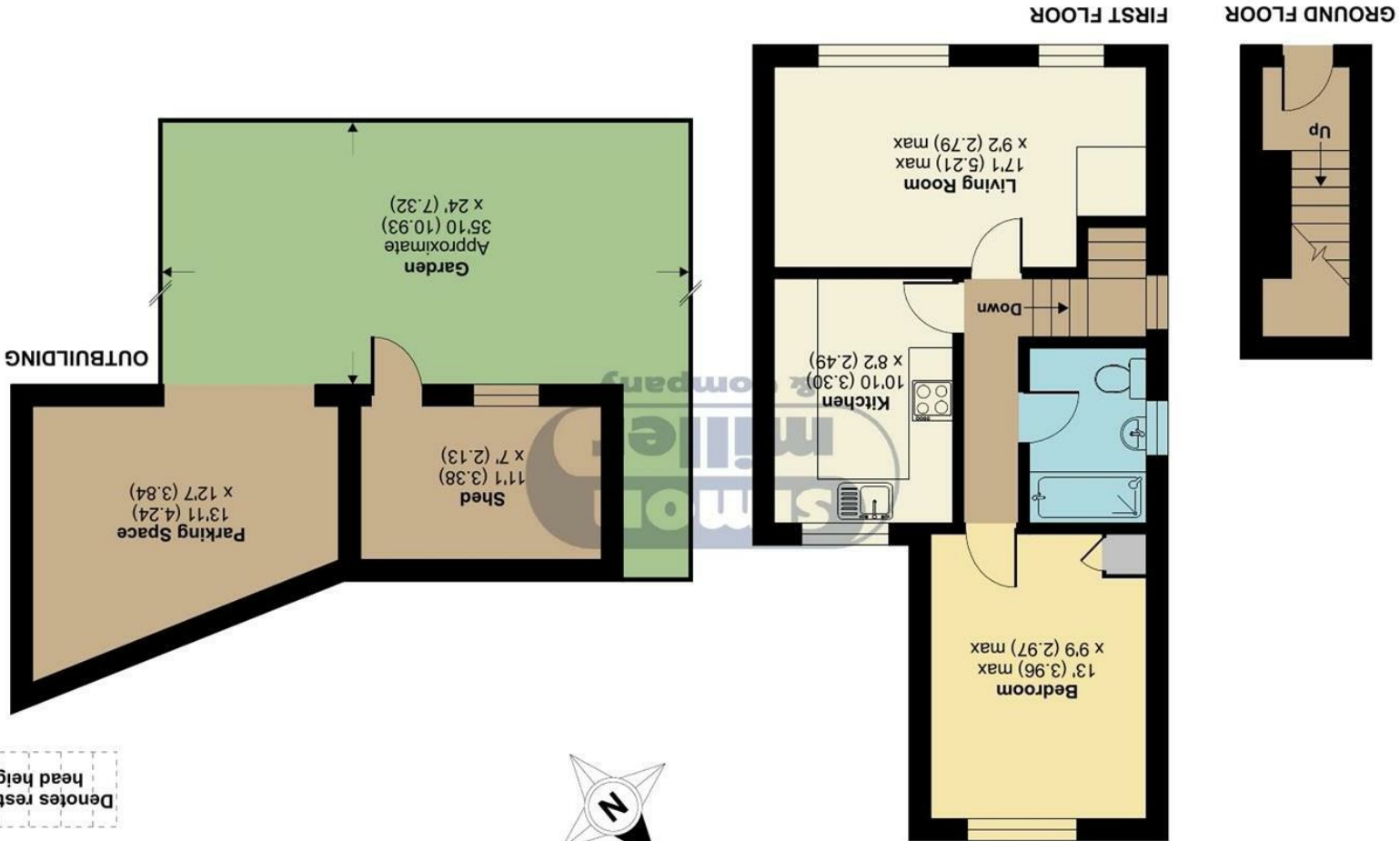
19 The Oaks Water Lane, Ashford, TN27 8QB

Asking Price £200,000
EPC RATING: C

Water Lane, Smarden, Ashford, TN27

Approximate Area = 535 sq ft / 49.7 sq m
Outbuilding = 220 sq ft / 20.4 sq m
Total = 755 sq ft / 70.1 sq m

Denotes restricted
head height



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: 1306082

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

We love houses

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS GOV.UK



Offered Chain Free and being located in this quiet turning in this popular village is this rarely available one bedroom first floor maisonette. With spacious lounge overlooking fields to the front, kitchen, three piece bathroom and double bedroom overlooking the rear garden, the property benefits from gas central heating and double glazing throughout.

Outside, the paved front pathway with small garden beside leads to the front door and continues beside the property to your own private 35' rear garden, with lawn and mature flower and shrub beds, timber shed and paved parking area for one car, accessed via a rear shared service road.

Within easy reach of the centre of this historic village, Smarden offers a Church, village hall, well regarded Primary School, park, village shop and butcher's as well as two popular pubs, all within walking distance. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline train services with direct access into London Charing Cross.

MATERIAL INFORMATION

Leasehold
Council Tax Band B
EPC Report C



- Offered Chain Free • First Floor Maisonette • Lounge Overlooking Fields • One Double Bedroom • Private 35' Rear Garden • Parking to Rear • Gas Central Heating • Popular 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.

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