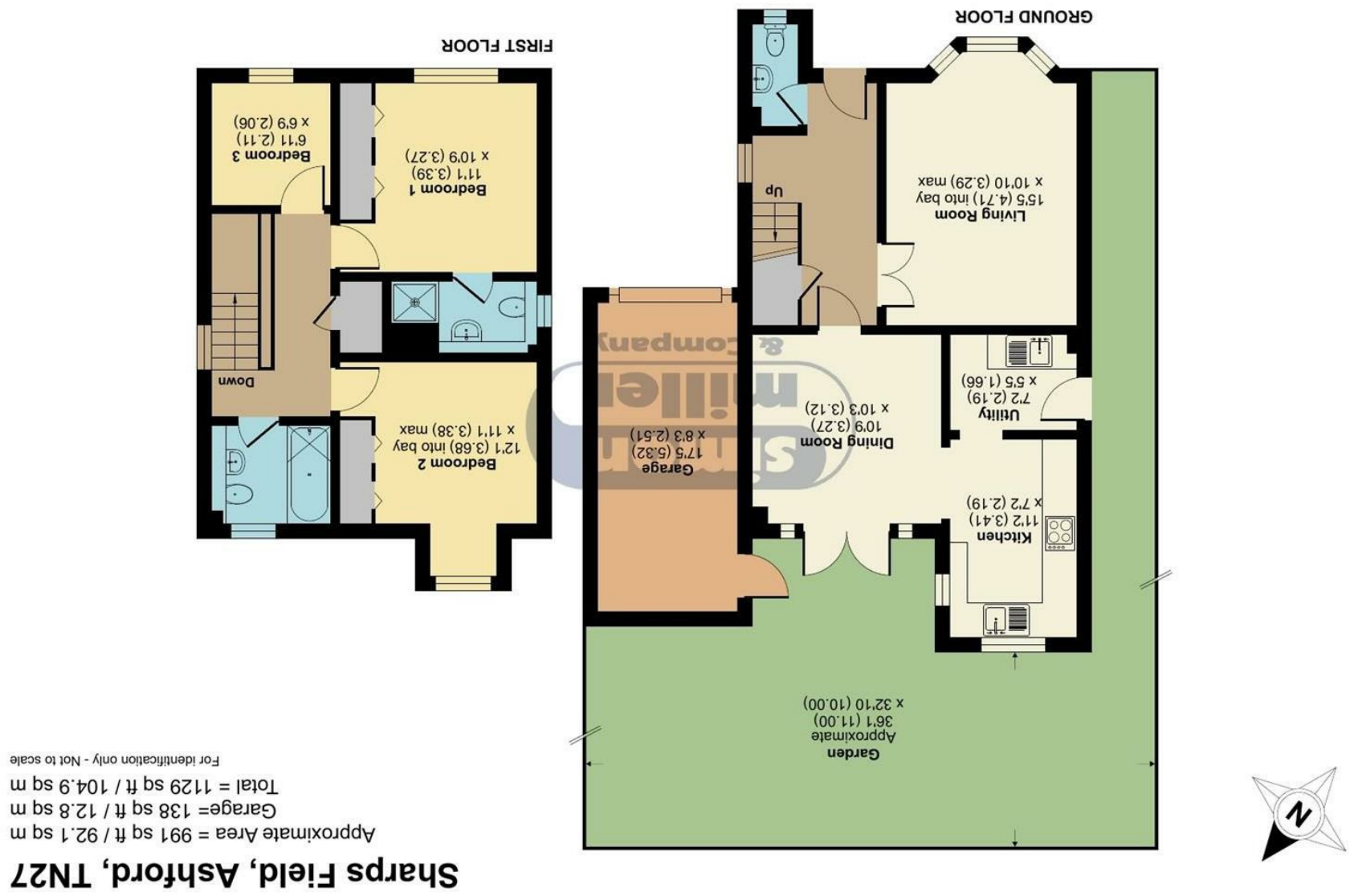


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1335683



23 Sharps Field, Ashford, TN27 9UF

Guide Price £400,000  
EPC RATING: D







Offered chain free, this DETACHED three bedroom family home is located at the end of this quiet cul de sac, within close walking distance of the village centre. In need of some updating, the property offers potential to extend to the rear or to create further living space by converting the garage beside, STPP. With three bedrooms, the main with en-suite shower room and family bathroom, downstairs, the property offers sitting and dining room, kitchen with utility and separate guest cloakroom.

Outside, there is a driveway beside with parking for two cars in tandem leading to the garage and to the rear, a secluded garden with patio and lawned areas, mature shrubs and path beside with gated side access leading to the front.

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 independent shops and cafes, Sainsbury's Local, Costa Coffee and popular pubs, The George, The White Horse and Tap Room, with a modern doctor's surgery and well regarded Primary School and children's playground close by. The larger town of Tenterden is within easy reach, by bus or car, with its greater range of shopping and leisure facilities.

**MATERIAL INFORMATION**

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



• GUIDE PRICE £400,000 - £425,000 • Offered Chain Free • Detached Family Home • Three Bedrooms • Sitting Room and Dining Room • En-Suite & Family Bathroom • Utility and Downstairs Cloakroom • Garage and Own Driveway • Village Cul De Sac Location • Further Potential STPP

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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