



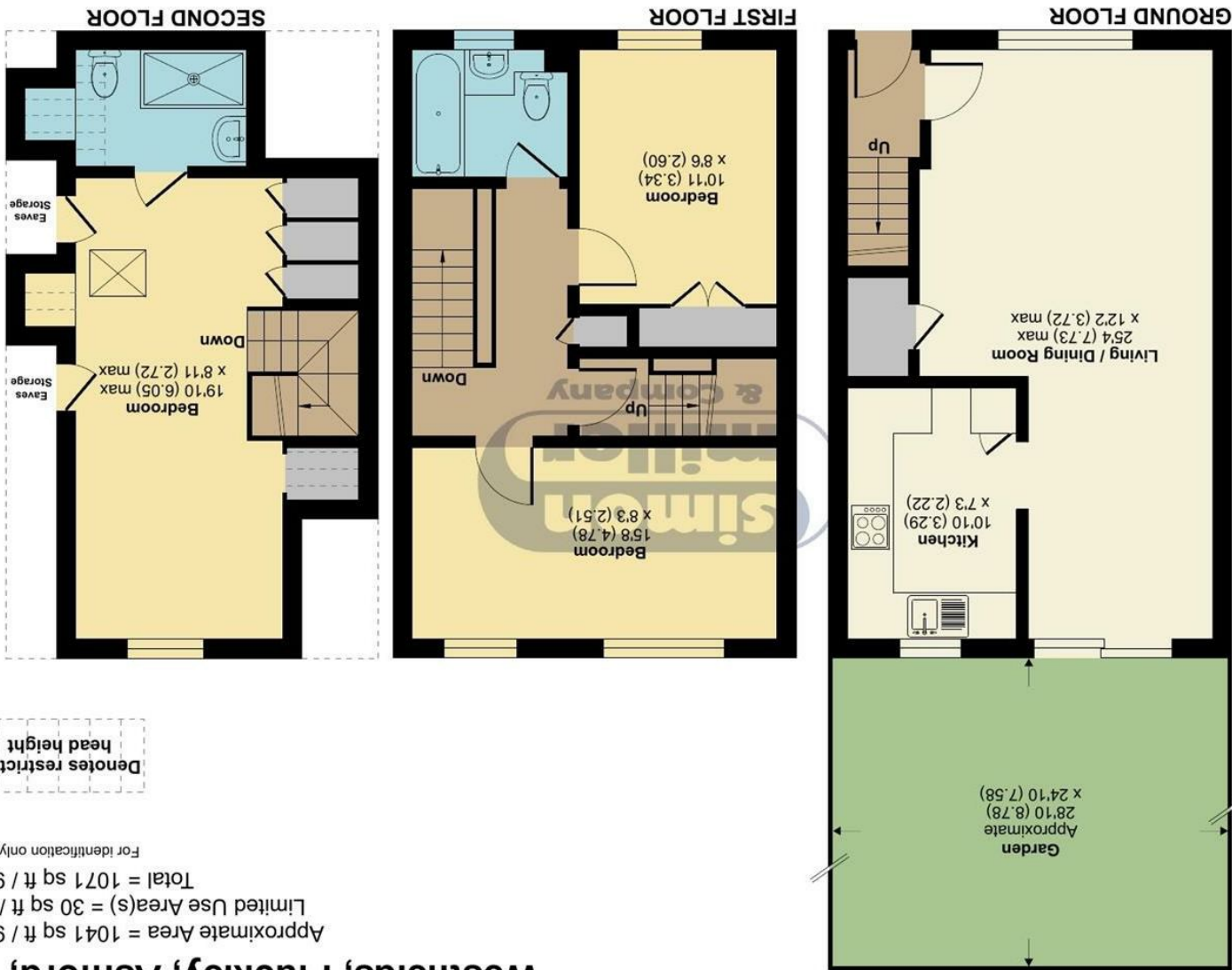
45 Westfields, Ashford, TN27 0PW

Asking Price £375,000  
EPC RATING: C

Westfields, Pluckley, Ashford, TN27

Approximate Area = 1041 sq ft / 96.7 sq m  
Limited Use Area(s) = 30 sq ft / 2.7 sq m  
Total = 1071 sq ft / 99.4 sq m  
For identification only - Not to scale

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: 1346950

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







Located in this popular, semi rural village is this well presented three bedroom family home which offers stunning views to the rear across the neighbouring countryside. With open plan lounge/dining room and modern fitted kitchen to the ground floor, the first floor offers two double bedrooms, served by a quality three piece family bathroom, with a staircase taking you up to the top floor master bedroom suite, with luxurious en-suite shower room.

Outside, there is parking for two cars in tandem beside the property and to the rear, a paved raised terrace leading from the dining room offers storage beneath and steps down to the secluded rear gardens, with lawned area, raised shrub beds, a large timber shed beside and gated access leading to the front.

The sought after semi-rural village of Pluckley offers a 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. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and leisure facilities, with the town of Ashford approximately 15 minutes drive away.

MATERIAL INFORMATION

Freehold  
Council Tax Band D  
EPC Report C



- Quiet Cul De Sac Location • Three Good Sized Bedrooms • Set Over Three Floors • Open Plan Lounge/Dining Room • Modern Fitted Kitchen & Bathroom • Top Floor Master Bedroom Suite • Parking for Two Cars Beside • Exceptional Views Over Neighbouring Countryside

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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