



### The Street, Smarden, Ashford, TN27

Approximate Area = 1172 sq ft / 108.8 sq m  
Outbuilding = 221 sq ft / 20.5 sq m  
Total = 1393 sq ft / 129.3 sq m  
For identification only - Not to scale



## 4 EAST END COTTAGES

THE STREET

SMARDEN

TN27 8NB

ASKING PRICE £500,000

FREEHOLD

EPC REPORT: N/A

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Simon Miller & Company. REF: 1364249



### VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**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 for 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.



PERIOD HOMES

By Simon Miller

01622 850 888

enquiries@periodhomesbysimonmiller.co.uk





Property Features

- Offered Chain Free
- Grade II Listed
- Three Good Sized Bedrooms
- Off Street Parking
- Generous Living Space
- En-Suite and Family Bathroom & Downstairs Cloakroom
- Low Maintenance Rear Garden

Offered chain free, this deceptive Grade 2 listed end terraced cottage is located in this popular semi-rural village, and offers generous living space set over two floors. You enter a large open lounge/dining room, with wood stripped floors and large open fireplace, with a door from here to the large family room, with wood burning stove and doors leading to the garden. The kitchen/breakfast room, with tiled flooring offers a ground floor cloakroom to the side, stable door leading to the garden and staircase taking you to the first floor landing. Upstairs, there are three good sized bedrooms, the main with large en-suite shower room and dressing area, with a separate three piece bathroom featuring a roll top bath servicing the remaining two bedrooms.



Outside, there is a block paved driveway providing off street parking for one car, a real bonus in the village, with lawned area beside and path to the front door and to the rear, a low maintenance (SIZE) paved garden leading to a substantial, 20' timber studio/workshop.

The sought after historic village of Smarden boasts its own Church, village hall, Primary School, park and butcher's shop as well as three well-respected pubs. 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 station with regular train line services into London Charing Cross.

## MATERIAL INFORMATION

Freehold

Council Tax Band: E

Broadband: Copper & Fibre

