



For identification only - Not to scale  
Approximate Area = 1971 sq ft / 183.1 sq m (excludes carport)

**Artisan Road, Headcorn, Ashford, TN27**

**5 Artisan Road, Ashford, TN27 9AZ**

**Guide Price £650,000**  
**EPC RATING: B**





Presented in exceptional condition throughout, this double fronted detached five bedroom family home is located in this popular cul de sac, within easy reach of the village centre. You are greeted with a generous entrance hall as you enter with cloakroom beside, with the spacious living room offering bi-fold doors to the garden, a separate family room and study, with the luxurious kitchen/dining room to the rear offering further doors to the garden and a utility room beside. A turning staircase from the hall leads to the first floor landing, with two bedrooms offering en-suite shower rooms, with a family bathroom serving the remaining three bedrooms.

Outside, the paved path to the front door offers lawn and shrub beds to both sides, with the block paved driveway beside for four cars, with a double car port offering access to the rear. Mainly laid to lawn, the 60' rear garden offers a large paved patio and shrub beds beside.

Within close walking distance of the village, Headcorn offers a well regarded primary school, two village halls and an eclectic mix of independent shops and cafes, as well as a Sainsbury's Local and Costa Coffee. For the commuter, there is also a mainline train services nearby offering regular services into London.

#### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band G**  
**EPC Report B**



- GUIDE PRICE £650,000 - £675,000 • Detached Five Bedroom Family Home • Two En-Suites and Family Bathroom • Two Reception Rooms and Separate Study • Luxurious Kitchen/Dining Room with Utility Beside • Double Car Port and Parking for Four Cars • Village Cul De Sac Location • Easy Access to Mainline Train Station • Very Well Presented Throughout

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.