



Kent Cottage Grigg Lane, Ashford, TN27 9TD

Price Guide £750,000
EPC RATING: B





Located in one of Headcorns' most popular roads, this detached modern family home, built by Wealden Homes in 2014, offers generous, versatile accommodation set over two floors. With a luxurious kitchen/dining room, with feature area stained glass side window and bi-fold doors to the garden, spacious lounge, again with bi-folds to the garden, the garage has been converted to create a family room/fifth bedroom with wet room to the front. Upstairs, the property offers four spacious bedrooms, two with en-suite shower rooms and a separate four piece family bathroom.

Outside, the property offers a block paved driveway for four/five cars to the front with lawn and shrub borders and gated access both sides leading to the rear. Here, the mature gardens are mainly laid to lawn, with large paved patio and a generous timber summerhouse, with additional storage and covered barbeque area.

Located a short stroll to the centre of the village, Headcorn offers a wide range of independent shops, cafes and pubs, Post Office, Sainsbury's Local and Costa Coffee as well as a mainline train station with regular direct services into London. The doctors surgery is close by, as is the well regarded Primary School, playground and recreation ground and two village halls. 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 G
EPC Report B



• GUIDE PRICE £750,000 - £775,000 • Detached Four/Five Bedroom Home • Luxurious Kitchen/Dining Room • Spacious Lounge • Ground Floor Family Room/ 5th Bedroom with Wet Room • Two Further En-Suites and Family Bathroom • Off Street Parking for Four Cars • Close to the Centre of the Village • Offered Chain Free

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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