

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1410573



Approximate Area = 850 sq ft / 78.9 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 998 sq ft / 92.6 sq m
For identification only - Not to scale

Forge Cottage, Forstal Road, Egerton, Ashford, TN27

1 Forge Cottage Forstal Road, Ashford, TN27 9EH

Guide Price £375,000
EPC RATING: C





This attractive link detached property has been refurbished by the current Vendors and is presented in exceptional condition throughout. Located in this popular, semi-rural village setting, the property offers a quality fitted kitchen which is open to the dual aspect lounge/dining room, downstairs cloakroom and upstairs, three good sized bedrooms and three piece family bathroom. With garage beside with off street parking in front, to the rear, the paved terrace, with patio doors to the lounge, has a personal door to the rear of the garage and paved pathway leading to the front.

The property is set in the pretty hamlet of Egerton Forstal, south of the North Downs, close to the village of Egerton that has a primary school, village hall and the popular Barrow House pub, village store and village hall. The nearby village of Headcorn is only 4 miles distant and offers a greater range of independent shops and cafes as well as Sainsbury's Local and for the commuter, a mainline train station offering regular services into London Charing Cross.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report C



• GUIDE PRICE £375,000 - £385,000 • Link Detached Family Home • Spacious Open Plan Living • Well Presented Throughout • Quality Fitted Kitchen • Three Piece Bathroom and Downstairs Cloakroom • Garage and Own Driveway • Semi Rural Village Location

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK