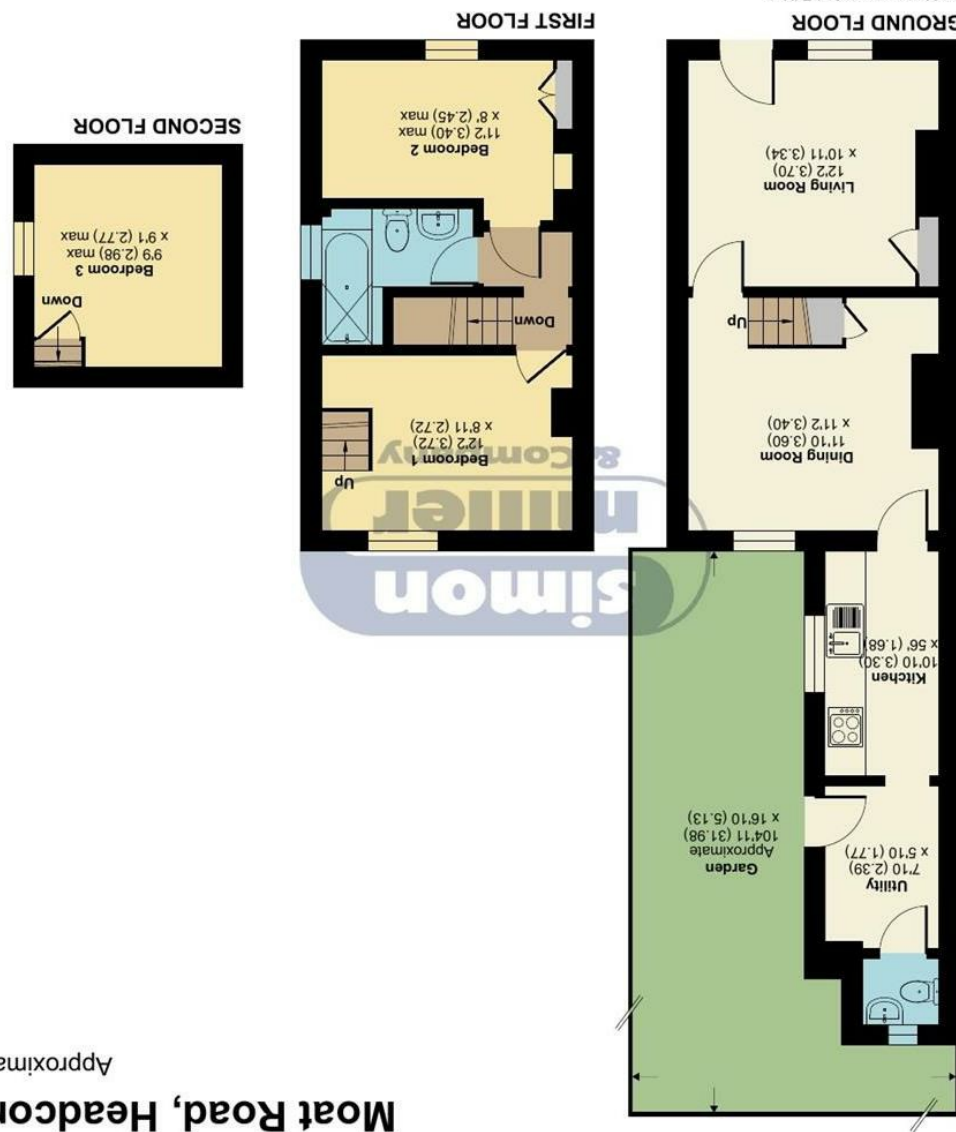


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1480228



Moat Road, Headcorn, Ashford, TN27
 Approximate Area = 766 sq ft / 71.1 sq m
 For identification only - Not to scale

4 Moat Road, Ashford, TN27 9NT

Offers In The Region Of
 £325,000





Offered chain free, this semi-detached part weatherboard cottage is located moments away from the centre of the village and offers generous living space set out over three floors. The living room to the front leads to the dining room, with a staircase from here leading to the first floor. The kitchen leads from the dining room, with utility room and ground floor cloakroom beyond. Upstairs, the first floor offers two bedrooms, with three piece family bathroom, with a staircase from bedroom 1 leading to a lofted 3rd bedroom/dressing room.

Outside, there is a picket fence and gate with a brick pathway to the front door with lawn and shrubs beside and gated side access to the rear garden. Here, a brick paved patio leads to the mature 100' gardens, mainly laid to lawn, with shrub borders, timber logstore and oil storage tank.

Located in the conservation area of the village, Headcorn offers an eclectic mix of local independent shopping as well as Post Office, Sainsbury's Local and Costa Coffee, three popular pubs, cafes and restaurants all moments away. Commuters are also well catered for, with mainline train station offering regular services into London Charing Cross and Cannon Street stations.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report E



• Weatherboard Victorian Cottage • Offered Chain Free • Two/Three Bedrooms • Two Reception Rooms • Downstairs Cloakroom • Central Village Location • Oil Fired Central Heating • Mature South Facing Gardens

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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