



Denotes restricted head height

Approximate Area = 1444 sq ft / 134.1 sq m
 Limited Use Area(s) = 61 sq ft / 5.6 sq m
 Total = 1505 sq ft / 139.7 sq m
 For identification only - Not to scale

Little Thorne, Pluckley, Ashford, TN27



Little Thorne Smarden Road, Ashford, TN27 0SP

Offers Over £600,000
EPC RATING: C





Set back from the road in this quiet village location is this deceptive, architecturally designed family home. Finished to a high standard throughout, this unique home offers flexible accommodation set over two floors, to suit both families and professionals alike. The spacious hallway leads to the two ground floor bedrooms and luxurious four piece family bathroom, with lounge to the front with woodburning stove and to the rear, a stunning kitchen/dining/family room, with fitted breakfast bar, skylight and twin sets of bi-fold doors leading to the garden, truly a feature of this home. Upstairs, a staircase from the hall leads to the two first floor bedrooms, both with en-suite shower rooms, with the main bedroom also offering walk in wardrobe and a generous balcony offering views over neighbouring fields.

Outside, there is gated parking to the front for multiple cars, with the benefit of an Electric Vehicle charging point and mature flower and shrub borders, whilst to the rear, landscaped gardens offer various areas to enjoy, with lawned gardens, decked seating area, paved patio, built in raised planters with mature trees and shrubs surrounding.

The sought after village of Pluckley offers a mainline train station with regular services into London Charing Cross, two popular pubs, a Church and Post Office & General Store as well as a butcher's shop and well regarded primary school and village hall, with a wide range of village clubs and societies. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and leisure facilities, with the town of Ashford approximately 15 minutes drive away.

MATERIAL INFORMATION

Freehold
Council Tax Band
EPC Report C



• Unique Detached Family Home • Four Bedrooms, Two With En-Suites • Master Bedroom with Balcony and Dressing Room • Exceptional Kitchen/Dining/Family Room • Separate Lounge and Luxurious Family Bathroom • Gated Drive with EV Charging Point • Landscaped Gardens • Semi-Rural Village Location • Exceptional Condition 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.

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