

BROOK COTTAGE

ULCOMBE ROAD

HEADCORN

TN27 9QR

OFFERS IN THE REGION OF: £650,000

FREEHOLD

EPC REPORT: D

Ulcombe Road, Headcorn, Ashford, TN27

Approximate Area = 1533 sq ft / 142.4 sq m

Garage= 172 sq ft / 15.9 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1818 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). ©richhomes 2025. Produced for Simon Miller & Company. REF: 1510050



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

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 for 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.



PERIOD HOMES

By Simon Miller

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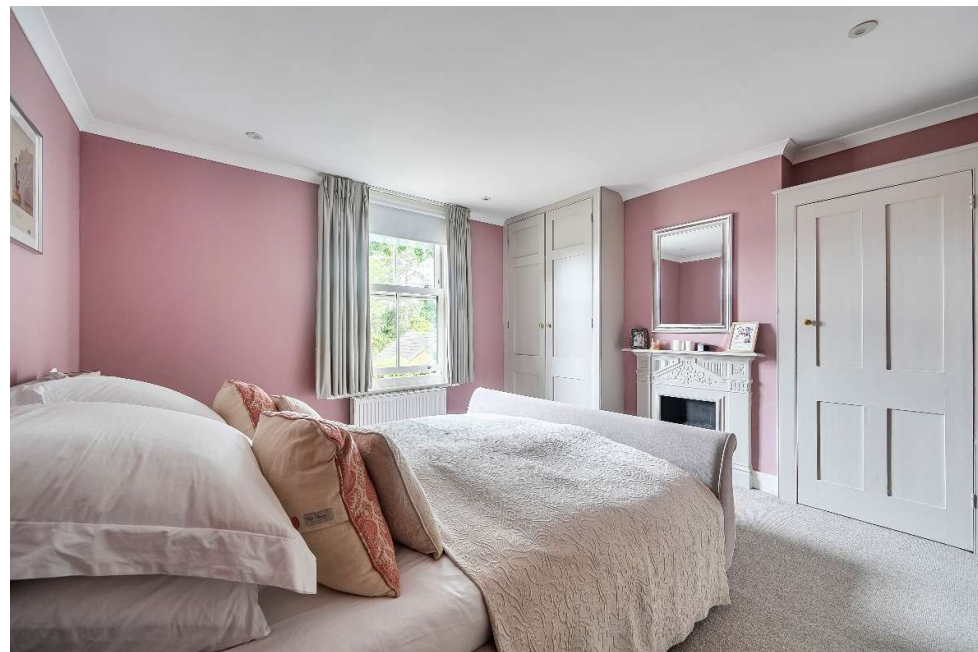
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Located almost in the heart of the village is this beautiful, detached, double fronted VICTORIAN weatherboard family home. Presented in exceptional condition throughout, the ground floor offers lounge and dining room, both with feature woodburning stoves, quality fitted kitchen/breakfast room, a further reception room currently used as a gym and utility with downstairs cloakroom. Upstairs, there are three DOUBLE bedrooms, one with en-suite shower room and an EXCEPTIONAL four piece family bathroom suite with free standing bath and walk in shower.

Property Features

- Detached Double Fronted Victorian Home
- Beautifully Presented Throughout
- Three Double Bedrooms
- Three Reception Rooms
- Luxurious Four Piece Family Bathroom
- En-Suite, Cloakroom and Utility Room
- Landscaped Front and Rear Gardens with Garden Office



Outside, the property offers beautiful landscaped gardens. To the front, a pathway leads to the front door with gravelled frontage with hedge screen and inset shrub planters and gated side access both sides leading to the rear. Here, there are paved gardens with block paved path between the mature flower and shrub beds and a contemporary, detached garden cabin, ideal for use as an office. The property also benefits from a detached single garage beside, with parking for two large cars in front.

The village of Headcorn offers a wide range of independent shops and cafes as well as a butchers, bakers, hardware store and Post Office as well as Costa Coffee and Sainsbury's supermarket. With a well regarded primary school located moments away rated 'Good' by Ofsted, there are also local parks and playground and a network of footpaths providing wonderful country walks. Commuters are well served by the nearby mainline train station only 5 minutes walk away, offering regular services into London and there is easy access by car to both Tenterden and the County Town of Maidstone, with their greater range of shopping and leisure facilities.

