

The Street, Smarden, Ashford, TN27

Approximate Area = 887 sq ft / 82.4 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 913 sq ft / 84.8 sq m

For identification only - Not to scale



HADLEY COTTAGE

THE STREET

SMARDEN

TN27 8NA

GUIDE PRICE £450,000 - £475,000

FREEHOLD

EPC REPORT: E

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richdcom 2023.
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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.



Located in the heart of this quintessentially English village is this attached, Grade II listed weatherboard home, set out over three floors. A timber door leads straight into the dual aspect lounge, with its beamed ceilings and Inglenook fireplace and onto the kitchen/dining room to the rear, with its range of wall and base units, tiled flooring, ceramic sink and built in electric oven with gas hob over and glazed door and window overlooking the garden. A straight staircase takes you to generous first floor landing with window to side and onto two double bedrooms, one with beamed walls and ceiling and a modern, three piece bathroom suite. A staircase from the landing leads to the top floor double bedroom, with beamed walls and recessed storage cupboard. Outside, the secluded rear garden offers a paved terrace leading out to gravel area with mature flower and shrub beds with a small timber shed to side.

Property Features

- Grade II Listed Attached Character Cottage
- Kitchen/Dining Room
- Dual Aspect Lounge
- Three Bedrooms
- Modern Family Bathroom
- Gas Central Heating
- Mature Private Gardens
- Offered Chain Free

Hadley Cottage is located in the centre of the popular village of Smarden a sought after historic village boasting its own Church, village hall, Primary School, park and butcher's shop as well as three well-respected pubs. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline train services with direct access into London Charing Cross.

MATERIAL INFORMATION

Freehold

Council Tax Band (E)

EPC Report (E)

