

29 Mill Bank, Ashford, TN27 9RB

Guide Price £400,000
EPC RATING: E

Mill Bank, Headcorn, Ashford, TN27

Approximate Area = 1207 sq ft / 112.1 sq m
Garage= 186 sq ft / 17.2 sq m
Total = 1393 sq ft / 129.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1451652









In need of refurbishment throughout, this detached weatherboard cottage is set in this substantial plot which offers a great opportunity for someone to put their own stamp on this attractive property. Offering further potential (subject to planning permission), the property also benefits from being offered chain free. With generous ground floor accommodation, the property offers three first floor bedrooms whilst downstairs, there are three reception rooms, kitchen, downstairs bathroom and separate utility area.

Accessed via a private lane beside which leads into your own drive and to the detached timber garage. The beautiful mature gardens, in the region of ½ acre overall (TBV), offer a range of lawned areas and mature trees surrounding a pond with wooded area surrounding it and must be seen to be fully appreciated.

Located within close walking distance of the village, Headcorn offers a wide range of independent shops, pubs and cafes as well as Sainsbury's Local and Costa Coffee. With a Post Office, popular Primary School and Doctors surgery the village also benefits from a mainline train station with regular services into London Charing Cross and the village green with two village halls offering a range of activities. The County Town of Maidstone is also within easy reach buy bus or car, with its greater range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band **F**
EPC Report **E**





• GUIDE PRICE £400,000 - £450,000 • Detached Cottage in need of Refurbishment Throughout • Three Bedrooms • Detached Garage • Offered Chain Free • Substantial Plot in the region of ½ Acre Overall with Natural Pond • Walking Distance of the Village

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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