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Ashford Homes



Shipley Hatch Mill Hill Kingsnorth

DEDICATED TO ASHFORD PROPERTY

Shipley Hatch

Mill Hill

Kingsnorth, Ashford, Kent TN23 3EW

Valuers Comment

“The arrangement of this charming main house and a couple of useful outbuildings looks to me as though it might suit someone seeking to run a business from home”.

An attractive three bedroom detached weatherboarded cottage offering comfortable and multi-generational living on the Ashford Road in Kingsnorth, with a smart office and a further garden building positioned around a gravel parking area.

Offered with no onward chain.





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Accommodation

Sitting room

Kitchen/breakfast room

Utility area

Downstairs cloakroom

Snug/family room

Three bedrooms

Bathroom

Communication

Ashford International Station (HS1) – 2.3 miles

M20 motorway – 2 miles

McArthur Glen shopping outlet – 2.1 miles

Eurotunnel – 15 miles

Description

A pretty example of a Grade II listed detached home with a broad range of character features including exposed brick and beams, and a quite superb central feature fireplace in the sitting room.

A useful additional reception room can be used as a more formal dining room or as extra living space, the kitchen/breakfast room has a useful utility area and there is also a downstairs cloakroom adding convenience to what is a characterful older home, and the upstairs has been reconfigured to provide comfortable bedroom space plus a good size family bathroom.

This offers a somewhat unique opportunity to purchase an appealing home, with generous external grounds currently arranged as a large driveway/parking area for several vehicles with

ample turning space, lawned garden areas, and two interesting outbuildings comprising a well equipped office and a pleasant cabin behind the house.

The village of Kingsnorth has a pretty church, primary school, garage, and local pub, the Tesco Supermarket can be found within 0.25 of a mile and wider facilities in the thriving Market Town of Ashford are a little over 2 miles away.

The village is one of the closest to the town of Ashford and combines convenience with an attractive surrounding countryside setting, the locality is well served by a choice of schools both in the state and independent sector, including Grammar schools, as well as excellent travel links including the International station (HS1), M20 motorway at Junction 10A and Channel Tunnel near Folkestone.

Useful Information

Tenure – Freehold

Council tax – Band E

Mains water

Mains drainage

Gas heating

Mains electricity

Flood risk – Very low

Broadband – Available

Mobile Signal Coverage – Yes

Satellite TV - Available

Viewing

Strictly by appointment only.

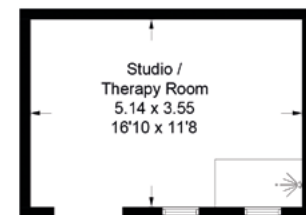
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Shipley Hatch, Ashford Road, Kingsnorth, Ashford

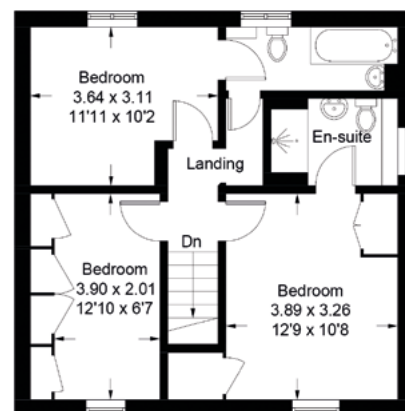


Ground Floor - 67.2 sq m / 723 sq ft

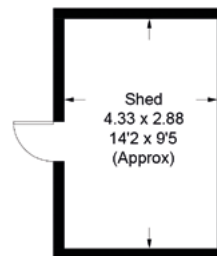
Approximate Gross Internal Area = 116.2 sq m / 1250 sq ft
 Outbuildings = 57.9 sq m / 623 sq ft
 Total = 174.1 sq m / 1873 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor - 49.0 sq m / 527 sq ft



(Not Shown In Actual
Location / Orientation)



Outbuildings
 (Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1332188)
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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Ashford Office:

Romney House
 Orbital Park
 Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
 Oaks Road
 Tenterden, Kent TN30 6QX
01580 766766

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parker**

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