

hobbs parker

The Villages

Northstead Blind Lane Challock

LOCAL VILLAGE PROPERTY

Northstead

Blind Lane
Challock, Ashford, Kent TN25 4AU

An immaculately presented and versatile home thoughtfully extended in recent years to offer additional stylish accommodation filled with natural light. The property benefits from a garage and ample off-road parking, plus generous and exceptionally private front and rear gardens.

Valuers comment

"This is one of the best bungalows I have visited in recent times."

Accommodation

• Entrance hallway • Sitting room • Dining room
• Kitchen • Four/five bedrooms • Main bathroom • Shower room
• Ensuite shower room • Dressing area

Outside

• Driveway parking and garage • Enclosed front garden
• Rear garden with outbuilding

Communication

• Ashford – 6.5 miles • Canterbury – 11.6 miles
• Faversham – 9.4 miles















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.



Description

The excellent bungalow sits centrally within gardens of close to one third of an acre, screened on all sides by established planting and hedgerows to provide a significant sense of privacy.

Features of note include a main living space with double aspect windows allowing maximum light to flow through, a striking main bedroom with vaulted ceiling, ensuite shower room, and its own dressing area, and a choice of further rooms of comfortable proportion allowing the property to be utilised as a five bedroom home or four bedrooms with a more formal separate dining room.

The arrangement of the accommodation with bedrooms situated on either side of the main living and kitchen spaces might allow for multiple generations of the same family to both comfortably and independently live together, alternatively this is a simply a spacious and superbly maintained home ideal for those seeking to downsize to a high-quality bungalow in a very popular village.

Situation

The Kent Downs village of Challock is well known for its wonderful green open space known as 'The Lees' along with extensive walks in the nearby Kings Wood (1500 acres). The village has a farm shop and a popular primary school, village inn and a good range of community activities.

From Challock, there is excellent road access to Faversham and the M2 motorway to the north, Maidstone to the north west, Canterbury to the north east and Ashford to the south. The M20 motorway (jct 9) is accessible at Ashford without going into the town and the International Station provides half hourly 37 minute High Speed trains to London St Pancras.

Almost all of the major retail providers are represented in Ashford including Waitrose. The area is superbly represented by a choice of good schools both in the state and independent sectors including grammar schools in all of the major destinations mentioned above.

Useful Information

Tenure – Freehold

Council tax – Band E

Mains water

Private drainage system

Oil heating

Mains electricity

Flood risk – Very low

Broadband – Available

Mobile Signal Coverage – Yes

Satellite TV - Available

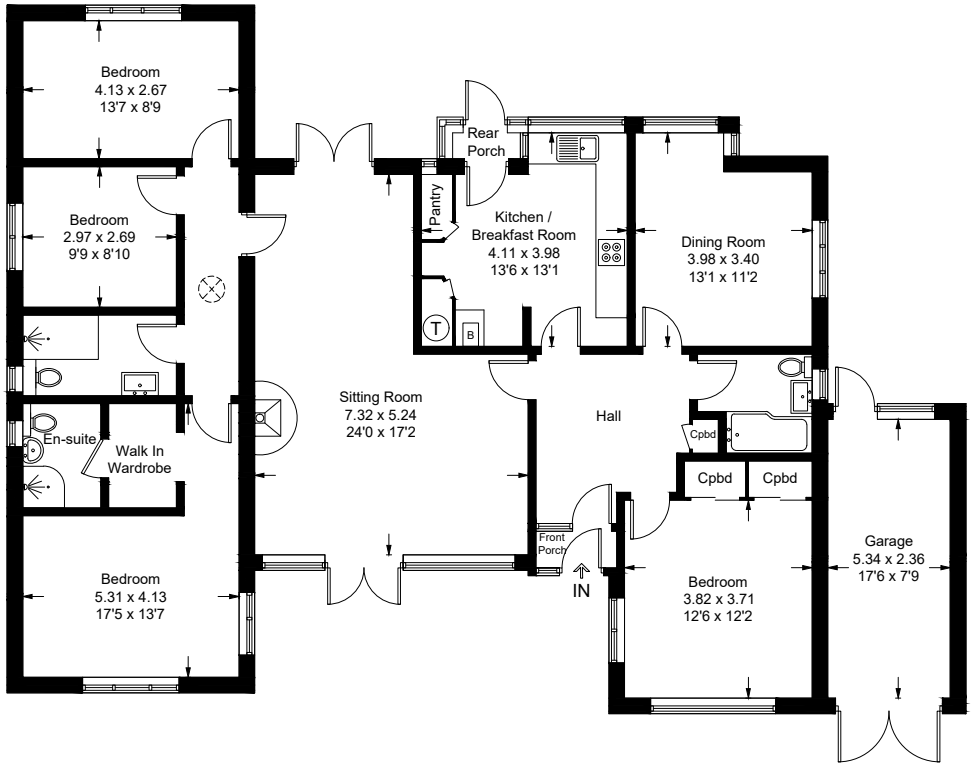
Viewing

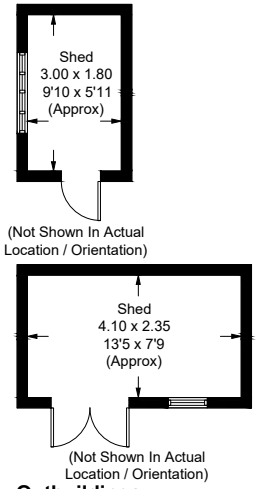
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Northstead, Blind Lane, Challock, Ashford



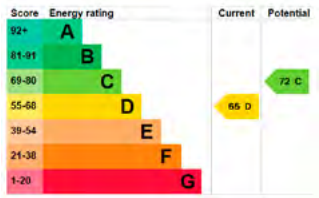


Outbuildings

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft
Garage = 13.0 sq m / 140 sq ft
Outbuildings = 15.0 sq m / 161 sq ft
Total = 175.7 sq m / 1891 sq ft

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. (ID1345742)
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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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