

hobbs parker

Country Houses

Swan Street House Charing Heath Road Charing Heath

DISTINCTIVE COUNTRY PROPERTY





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Swan Street House

Charing Heath Road
Charing Heath TN27 0AT

A stunning Grade II listed former Medieval Hall house circa 15th century reimagined for modern family living with over 4100 sq ft and set in just over 3 acres of glorious gardens and grounds including garaging for 5+ cars.

The house is not overlooked and is set back from a quiet road, within walking distance of the village inn.

The property is ideally situated within commuting range of South and North London via road and rail links.







Accommodation

- Entrance hall • Cloakroom • Sitting room • Study
- Snug • Kitchen/Breakfast room (open to gallery above)
- Utility room • Dining room • Family room
- Landing • Galleried walkway
- Main bedroom En-suite (walk-in wardrobe)
- 4 further bedrooms (3 En-suite) • Storage area
- Oak interior doors • Exposed oak frame • Oak flooring

Gardens and Grounds

- Driveway entrance • Gravel courtyard
- Plenty of parking • Garaging for 5+ cars
- Outside office • Orchard • Meadow • Formal gardens
- Play garden with summer house
- Pond with water stage • South facing terrace
- Field • Bar & pergola

Communication

- Ashford International Station (HS1) - London St Pancras 38 minutes - 8 miles
- Canterbury - 17 miles • M20 motorway - 7 miles
- Pluckley (station) & Charing (station) - 3 miles and 1.5 miles, respectively.

Both conduct direct mainline services to London Victoria and London Bridge with approx. journey times of 1 hour 30 minutes and 1 hour 20 minutes, respectively.













Situation

The property is set back from the road within a secluded nook giving it a tranquil feel yet is conveniently situated just over a mile from Charing village, with village shops, surgeries and a station.

The vibrant market village of Lenham is just over 4 miles away with a further range of independent shops, pubs, restaurants, surgeries and a station.

The other nearby villages of Egerton and Pluckley offer schools, shops, and a mainline railway station at Pluckley.

The thriving Market Town of Ashford has a still wider range of facilities, including modern retail outlets such as Waitrose and the McArthur Glen shopping outlet.

There are many recreational amenities together with excellent communication links including Ashford International Station offering domestic high-speed services to London St. Pancras in just 38 minutes. M20 motorway junctions 8 and 9 are within just a few miles.

Swan Street House

A beautifully appointed period farmhouse and believed to have been a Medieval Kent Hall house listed Grade II.

The stunning accommodation commands a wealth of period character whilst comfortably adapted for modern family living requirements including a Kitchen/ Breakfast room open to the gallery above and with closely adjoining snug, dining, and family rooms.

The first floor imaginatively separates the main bedroom from four additional bedrooms by a stylish galleried walkway as well as an attic bedroom staircase.

Externally, the house is beautifully complemented by fabulous gardens and grounds including Orchard, meadows, a play garden, and pond complete with water stage. Some of the gardens are arranged in a more formal manner with a rope walk and a glorious south facing terrace.

Services

Mains water and electricity, oil fired heating, private drainage to a Sewage Treatment plant.

Connectivity

• Broadband and mobile telephone coverage

• Tenure - Freehold • Council Tax - Band G

Directions

Satnav TN27 0AT

What3Words outbursts.graceful.track

From the M20 motorway leave at Junction 9 and follow signs towards Ashford and proceed to the upper roundabout passing The Range store.

Follow signs to Lenham/A20 and proceed along this road leaving the town of Ashford behind you. Proceed to the village of Charing and take the left turning at the traffic lights sign posted towards Pluckley and Smarden.

Pass Charing railway station on the right-hand side and proceed out of the village.

Take the next turning on the right-hand side into Charing Heath Road whereupon the property will be found on the left-hand side after about 0.25 of a mile.

Viewing

Strictly by appointment only. If you would like to view this property, please telephone our offices.

C10413











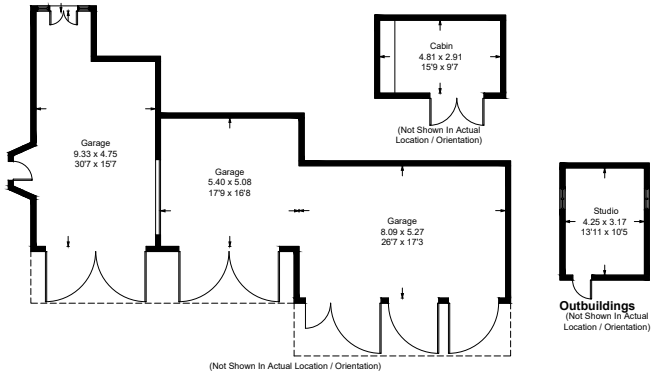


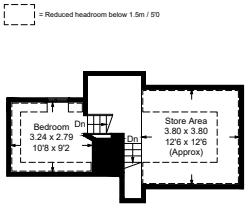


The secure gardens are a haven for wildlife including a delightful pond containing Koi Carp.

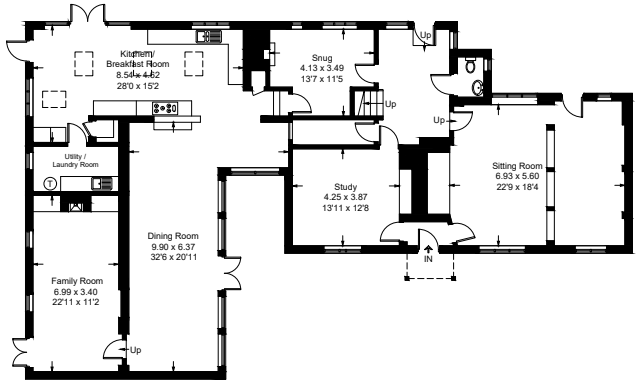
The garden has been compartmentalised to create imaginative spaces and includes a paddock ideal for horses and animals.

Swan Street House, Charing Heath Road, Charing, Ashford

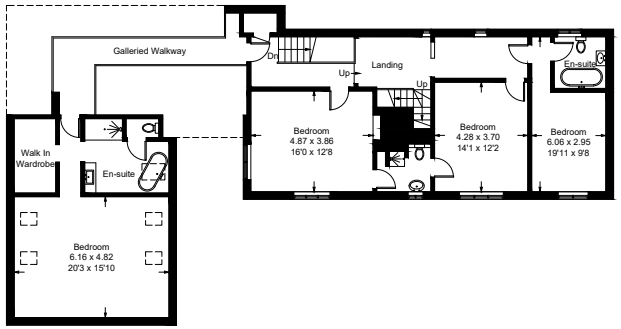




Second Floor - 32.4 sq m / 349 sq ft



Ground Floor - 213.3 sq m / 2296 sq ft



First Floor - 136.2 sq m / 1466 sq ft

Approximate Gross Internal Area = 381.9 sq m / 4111 sq ft
Garages / Outbuilding = 140.2 sq m / 1509 sq ft
Total = 522.1 sq m / 5620 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. (ID1339591)
www.bardenvisuals.co.uk

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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.



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.

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