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The Villages

Forge House The Street Egerton

LOCAL VILLAGE PROPERTY

Forge House

The Street
Egerton, Ashford, Kent TN27 9AJ

Valuers Quote

"A beautiful cottage with all the character aspects you would hope to find in a property of this nature, plus one or two unexpected advantages."

A superbly presented and very charming two bedroom cottage in the middle of the village, sympathetically restored by the existing owner, with unusually generous room sizes for a home of this era, a private rear garden, and the convenient benefit of off-street parking.

Accommodation

- Sitting room • Kitchen/dining room • Two bedrooms
- Four-piece bathroom

Outside

- Rear garden • Off street parking

Communication

- Pluckley mainline station – 2.5 miles
- Headcorn mainline station – 5 miles
- Ashford Int Station – 7 miles
- M20 motorway (Jct. 9) – 6 miles
- Tenterden – 8 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

This deceptively spacious Grade Two listed property comprises an original 15th Century building with a particularly impressive 17ft x 15ft kitchen/family room situated to the rear of the ground floor, and later additions including the cosy living room at the front of the house.

There are a wealth of exceptionally well-preserved presented character features including impressive exposed oak beams and brickwork, latch doors, and wide rustic floorboards, the garden also houses what is understood to be the original village well!

One very notable feature here is the full head height afforded to almost every room and the considerable room dimensions in general, which can often be hard to find in a property of this age, each of the bedrooms are very comfortably sized and a showpiece bathroom has both a roll top bath and a separate enclosed shower cubicle for practical everyday use.

The private rear garden provides a relaxing space for outdoor dining or relaxing, and winds around to a further garden area which provides off road parking accessible via a lane which is situated a couple of doors down from the cottage.

We feel this home uniquely blends some exceptional original features with day to day functionality as a result of a carefully considered reconfiguration and refurbishment, and confidently recommend an inspection.

Situation

The pretty village of Egerton has a Parish Church, Village Inn, Farmers Market, Garage, Primary School and an award winning Village Hall, whilst further facilities are available in the nearby village of Pluckley including a mainline station.

Wider facilities still are available at Headcorn or alternatively within the thriving Market Town of Ashford just a few miles distant with access to the M20 motorway and the International Station for HS1 services to London St Pancras.

The Ashford area provides a choice of primary and secondary schools both in the State and Independent sectors, including grammar schools which can be accessed via train or school buses.

Useful Information

- Tenure – Freehold
- Listed status – Grade two
- Council tax – Band D
- Mains water • Mains drainage
- Central heating - Oil • Mains electricity
- Flood risk – Very low • Broadband – Available
- Mobile Signal Coverage – Yes
- Saellite TV - Available

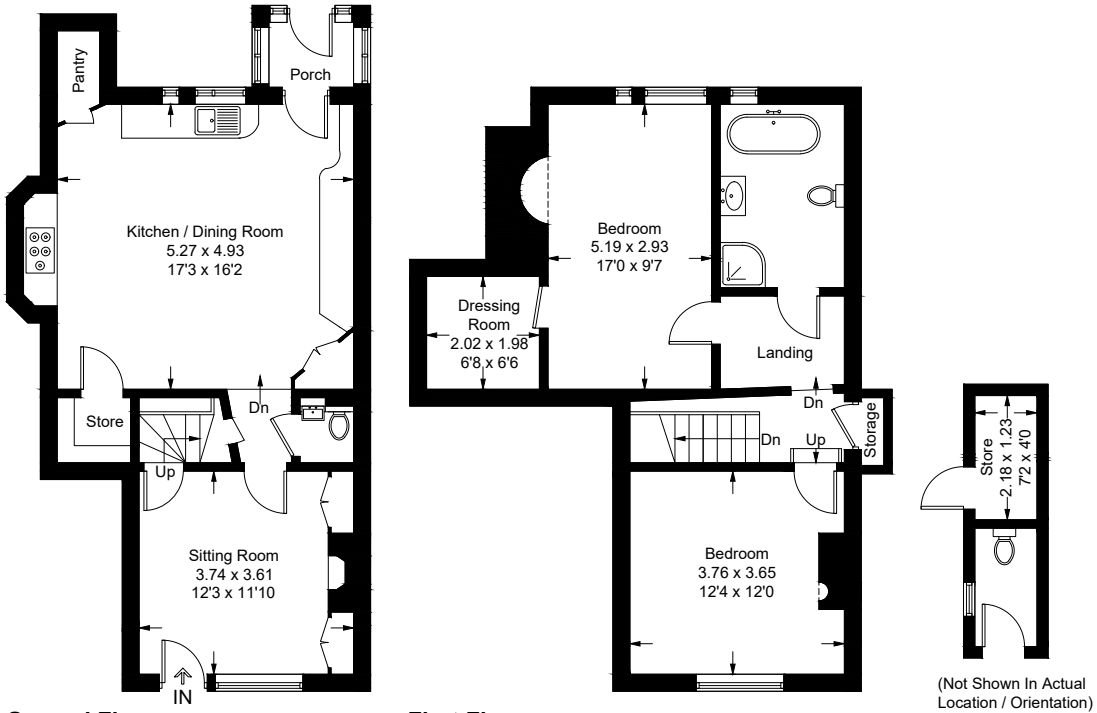
Viewing

Strictly by appointment only.

V10887



Forge House, The Street, Egerton, Ashford



Ground Floor
52.1 sq m / 561 sq ft

First Floor
51.3 sq m / 552 sq ft

(Not Shown In Actual Location / Orientation)

Outbuilding

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
Outbuilding = 4.9 sq m / 53 sq ft
Total = 108.3 sq m / 1166 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. (ID1347734)
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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.

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