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The Villages

River House Egerton Road Charing Heath

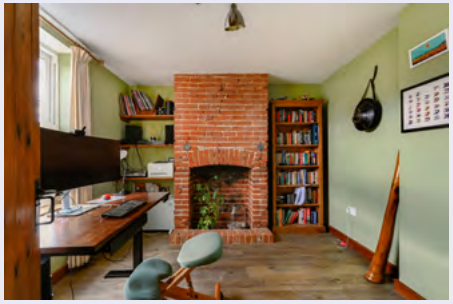
#TheGardenOfEngland











River House

Egerton Road
Charing Heath
Ashford, Kent TN27 0AX

"This cottage has been transformed with an extension and internal alterations adding a whole new dimension to its scale and overall appeal."
Greg Wood, Director

A wonderfully generous family home, thoughtfully extended for modern living in a leafy and particularly convenient setting.

This delightful semi-detached home, built in the early 1800's, offers far more than first meets the eye.

A home of pleasing character and impressive proportions, it has been thoughtfully extended and reconfigured in recent years, creating a wonderfully versatile arrangement of accommodation ideally suited to both everyday family life and entertaining on a larger scale.



The ground floor is particularly appealing, with four reception areas providing an excellent degree of flexibility.

A separate study sits to the front, while the welcoming entrance reception, complete with a wood-burning stove, provides a lovely introduction to the house.

To the rear, the kitchen and dining room form the natural heart of the home, with a sociable arrangement that flows through to a substantial family room.

Together, these spaces create an inviting setting for everything from relaxed evenings at home to larger family gatherings and entertaining.

Upstairs, there are five well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room.

A family bathroom serves the remaining bedrooms.

Outside, the property continues to impress.

To the front, there is off-road parking.

The rear garden is a particularly generous feature, with an extensive patio and covered seating area immediately adjoining the family room, providing a natural extension of the living space during the warmer months. Beyond, the garden opens out to lawned areas, established planting and a timber-framed outbuilding positioned towards the far boundary.















Setting

Charing Heath enjoys a wonderfully relaxed pace of life, offering a traditional hamlet setting amidst the attractive Kent countryside. Local amenities include a village hall, church, playing field and playpark (very close to this house) and the popular Red Lion public house. The neighbouring village of Charing provides a wider range of facilities, including schooling, independent shops and a mainline railway station with services to Ashford and London. The picturesque village of Egerton, also with a primary school, is within short distance. The area is also conveniently placed for access to the M20 and the wider Kent countryside, making it an appealing location for those seeking a rural lifestyle without feeling remote

Additional Information

Solar – The property has 8 solar panels with surplus power feeding into the grid. We understand this to make a significant impact on the running costs (including hot water) of the property.

- Mains drainage, water and electric.
- Heating – Oil fired central heating.
- Council Tax (existing property) – Band F
- Tenure – Freeholdm • Flood Risk – Very Low
- Broadband – Yes – Superfast available
- Mobile Signal Coverage – Yes

Data is from 'Sprift' via On The Market.

Directions

SatNav – Postcode: TN27 0AX

Alternatively, please use the What Three Words website for pin point accuracy.

https://w3w.co/sadly.nametag.ideals V10889



River House, Egerton Road, Charing Heath, Ashford



Ground Floor - 89.0 sq m / 958 sq ft

First Floor - 75.8 sq m / 816 sq ft

Outbuilding

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft
Outbuilding = 17.6 sq m / 189 sq ft
Total = 182.4 sq m / 1963 sq ft
(Excluding Covered Store)

N

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. (ID1347511)
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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.

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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.

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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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