



Lowveld, Marsh Road, Ruckinge, TN26 2NZ

Asking Price £450,000



GUIDE PRICE £450,000 - £475,000. Deceptive three-bedroom detached home with two reception rooms, generous double garage with attached workshop and storage above, driveway and private mature gardens, located in the pretty village of Ruckinge and just a short walk from the historic Royal Military Canal.

The accommodation offers entrance hall with stairs to first floor and doorways leading to the family bathroom with suite comprising of bath with shower above, pedestal hand basin and WC, a bright sitting room with sliding doors to the rear garden, window to front and feature ragstone fireplace. The hall also leads on to the double aspect dining room and the kitchen, fitted with a range of Oak effect wall and base units, integrated undercounter oven with electric hob and extractor above and space for washing machine, dishwasher and fridge/freezer. A further part glazed door leads out to the conservatory and onto the garden.

The first-floor landing leads onto the master bedroom with built in wardrobes and eaves storage, a second double bedroom also with eaves storage, a third bedroom and a shower room with suite comprising of a walk-in shower cubicle, WC and wall mounted basin.

The established rear garden is mainly laid to lawn with established trees and shrubs, paved patio area, timber shed and ornamental pond with side access into the large double garage with attached workshop and stairway access to a large storage area above. Off road parking is available for two vehicles in front of the double garage along with an electric car charging point and further gated parking is available to the front of the property where the garden is mainly laid to lawn with an attractive tree centrally positioned, post and rail fencing and further established shrubs.

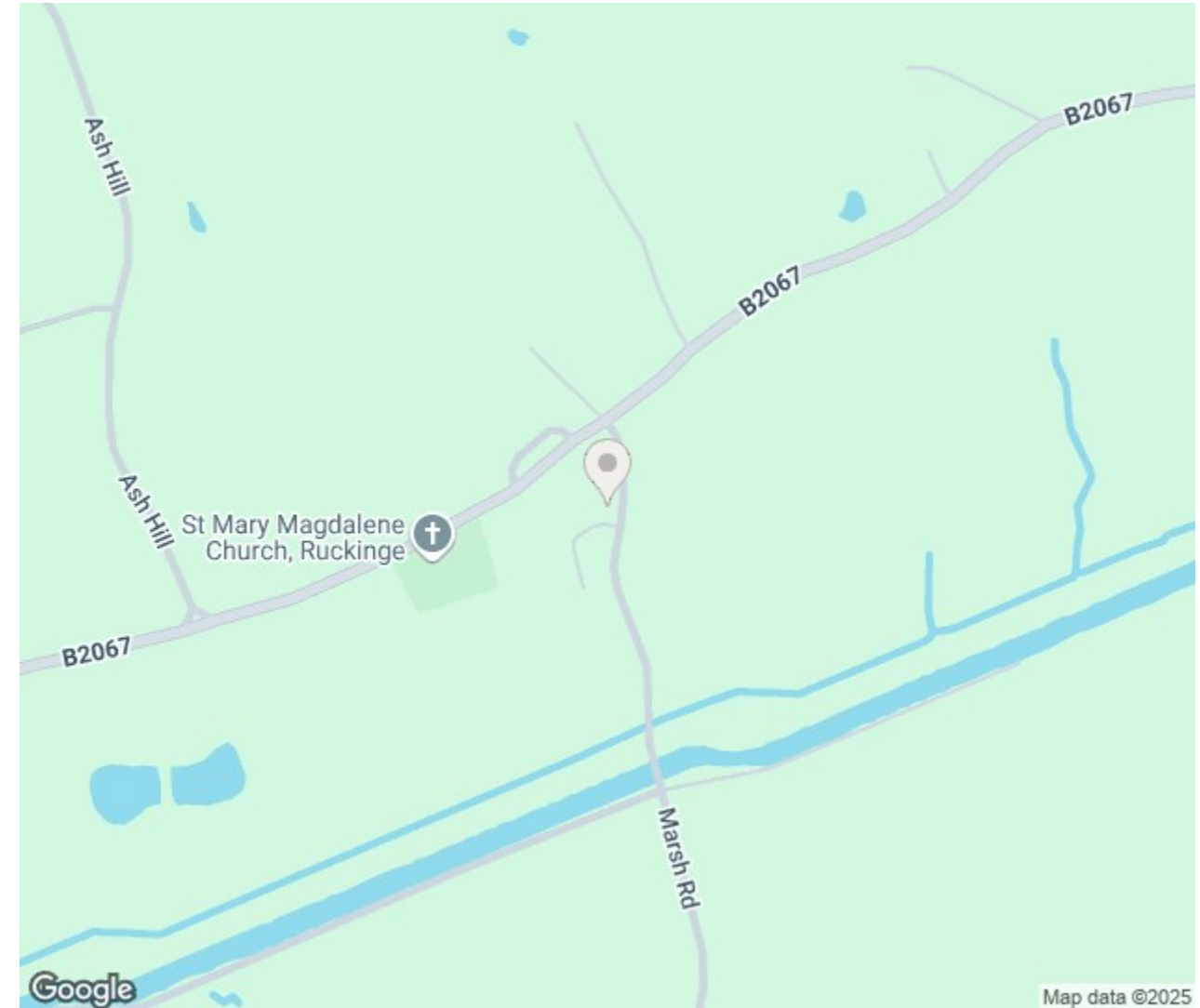
The pretty village of Ruckinge boasts wonderful riverside walks along the stunning Royal Military Canal and the striking St. Mary Magdeline Church.

The nearby village of Hamstreet offers a primary school and nursery, doctor's surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve is only a short distance away.

Hamstreet mainline train station offers regular services into Ashford International, where the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

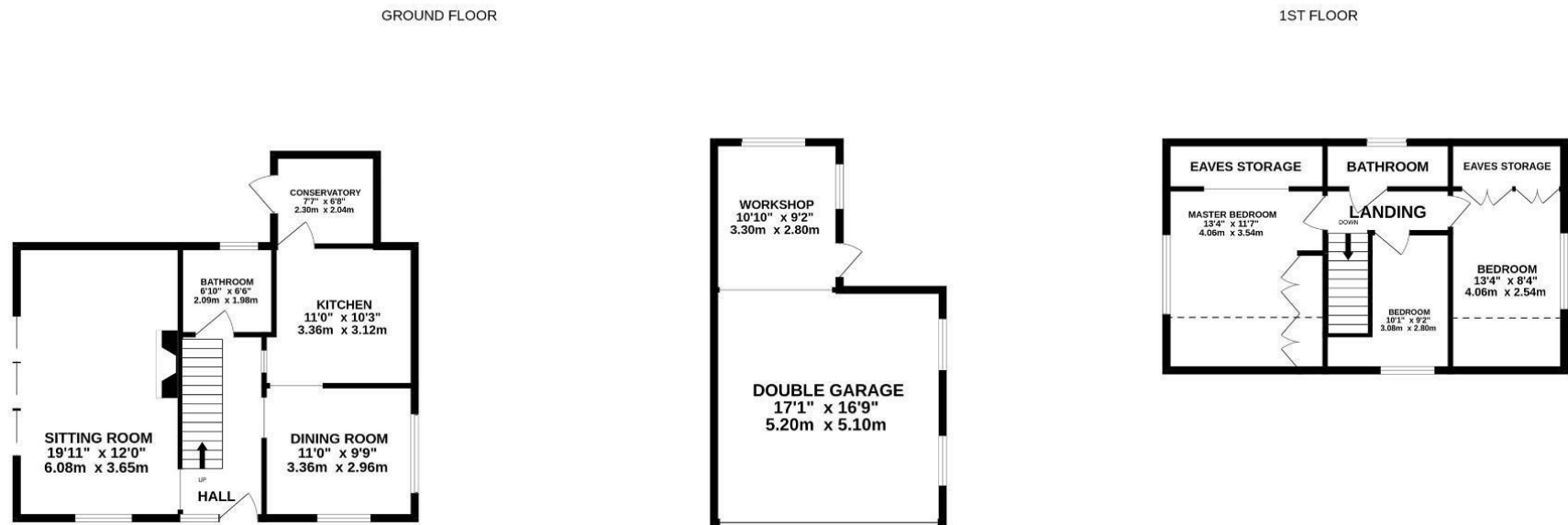
Tenure - Freehold
Services – Mains Water, Sewerage, and Electricity. Air source heat pump heating system.
Broadband – Average Broadband Speed 4mb – 47mb
Mobile Phone Coverage – Okay to Good
Flood Risk – Low
Agents note - The seller advises that the garage and property sit on two separate titles





Tenure: Freehold
Council Tax Band: E

- THREE BEDROOM DETACHED HOME
- MATURE PRIVATE GARDENS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE WITH WORKSHOP & OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- EXCELLENT COMMUTER LINKS
- COUNCIL TAX BAND E
- EPC RATING TBC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.