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SMARDEN

2 Monks Hill Cottages, Smarden, TN27 8QJ

Guide Price £375,000 - £400,000

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Charming Grade II Listed two-bedroom cottage, beautifully presented and boasting an array of character features, flexible outbuilding/workshop, striking countryside views and off-road parking, located on the outskirts of the popular village of Smarden.

Understood to date back to the 1700's, the recently refurbished accommodation offers a welcoming dual aspect sitting room with feature fireplace and exposed beams. A doorway leads through to the dining area with stairs to first floor with storage cupboard beneath, leading on to the traditional shaker style kitchen with newly installed granite worksurfaces, space for appliances, quarry tiled floor, door out to rear garden and window overlooking the garden and countryside beyond.

The first floor offers a master bedroom with window overlooking the front aspect and a second bedroom with window to the front along with an internal feature window allowing additional light from the hall. The family bathroom is stylishly presented with half height panelling and suite comprising of a free-standing roll top bath, pedestal basin, WC and Linen cupboard. The loft is fully boarded providing further storage.

Externally this attractive property is approached by a brick pathway with hedged border set within a generous lawn which leads to the front door along with the neighbouring cottages. There is also a driveway providing off-road tandem parking for two vehicles.

To the rear is a beautiful brick laid terrace, greenhouse and log store. A gravelled path laid alongside the lawn leads to a spacious outbuilding currently used as a workshop/office which offers flexible use, with light, power and wi-fi connected. A gate leads out providing access to the parking area.

The cottage is located in a rural location on the outskirts of the popular village of Smarden, an extremely sought after historic village with Church, village hall, Post Office and stores, butcher's shop and well-respected pubs.

The neighbouring village of Headcorn, a short drive away of less than ten minutes, offers a wide range of grocery and boutique shopping options, and the mainline railway station offers services to London Charing Cross and Ashford International which benefits from the High-Speed rail service to London St. Pancras. Pluckley station is also just a short drive away and offers mainline services into London Charing Cross.

The nearby market town of Tenterden offers a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

Tenure: Freehold
Services: Mains electricity, LPG heating and private drainage
Council Tax Band: C
Broadband – Starlink High Speed Broadband
Mobile Phone Coverage – Good
Flood Risk from Rivers and Sea – Very Low





















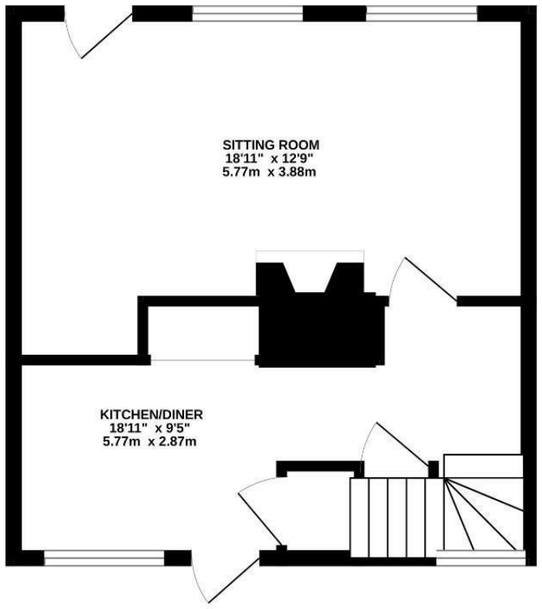


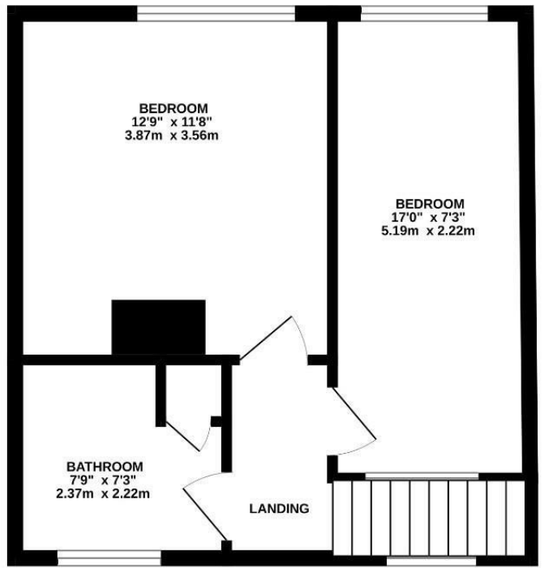










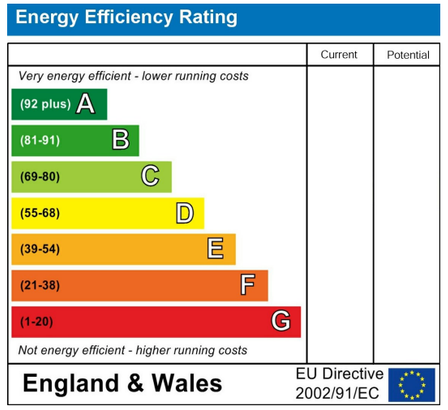


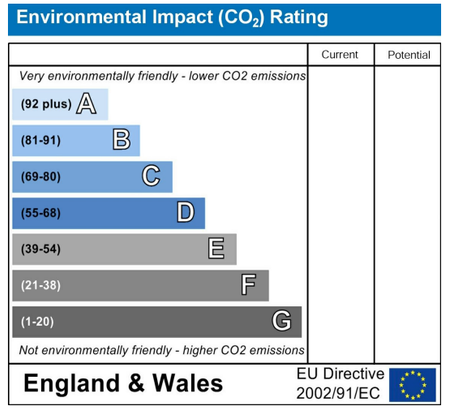
TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

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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Tenure: Freehold
Council Tax Band: C

- CHARMING GRADE II LISTED COTTAGE
- TWO BEDROOMS
- RURAL LOCATION WITH COUNTRYSIDE VIEWS
- OFF ROAD PARKING
- GENEROUS OUTBUILDING / WORKSHOP
- OUTSKIRTS OF POPULAR VILLAGE
- COUNCIL TAX BAND C





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.

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