



18 Long Meadow Drive,
Smarden, TN27 8FN

Asking Price £850,000



NO ONWARD CHAIN. Beautifully presented detached family home offering five bedrooms, three bathrooms, a spacious open plan kitchen/dining/living room and two further reception rooms, in a private position on a popular residential development in the desirable village of Smarden.

Built by Countryside Homes in 2021, the inviting accommodation comprises of an entrance hall with stairs to first floor and storage beneath with doorways leading to a useful cloakroom with WC, a double aspect study, an open plan kitchen/dining room, and a bright sitting room with bay window, feature fireplace with wood burning stove and stylish bespoke cabinetry.

The spacious open plan kitchen/dining/living area features dual French doors offering views over and leading out to the rear garden. The kitchen is fitted with a range of two-tone wall and base units and features a peninsula with breakfast bar and complementing stone worksurfaces, integrated double oven, hob with extractor above, drinks fridge, fridge-freezer and dishwasher, with doorway leading to the utility room with matching units and door leading out to the driveway.

The first floor boasts five double bedrooms, of which four benefit from built in storage, two stylish en-suite shower rooms and a family bathroom which features a bath and separate shower cubicle.

The property is positioned in a private quiet area on the development and overlooks green space. To the front is a generous bloc-paved driveway with electric vehicle charging point leading to the double garage. To the rear, the garden is mainly laid to lawn with well stocked borders of shrubs and plants that have been cleverly planted to provide year-round interest and a recently extended patio area ideal for entertaining.

This attractive home is located in 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.

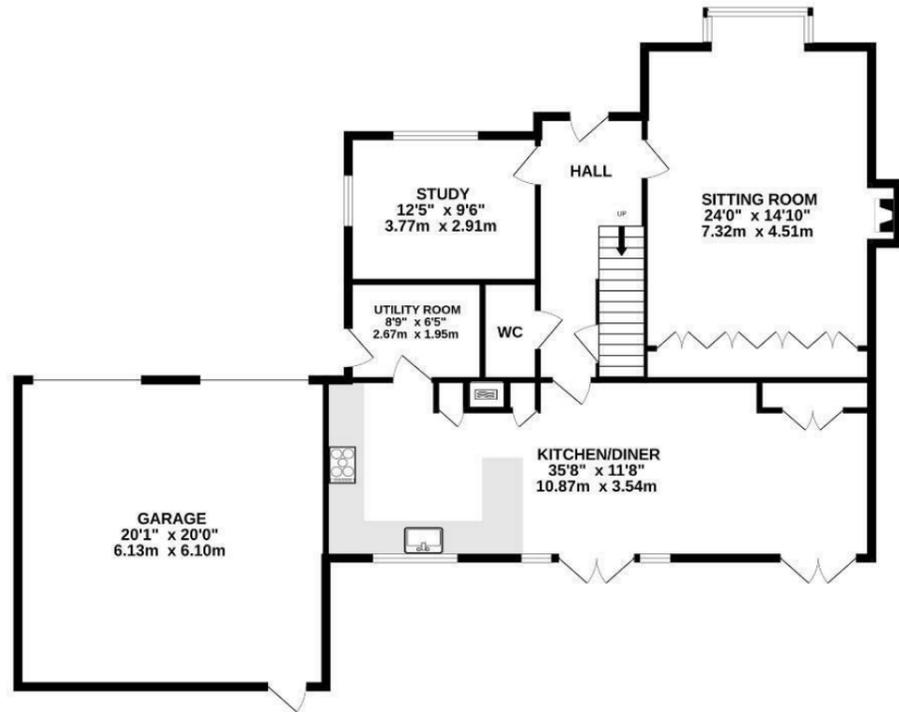
Tenure – Freehold
Annual Estate Charge - £595.04 per annum
Services – Mains electricity, water and gas central heating.
Broadband – Average Broadband Speed 910mbps
Mobile Phone Coverage – Good
Flood Risk from Rivers and Sea – Very Low
EPC Rating B



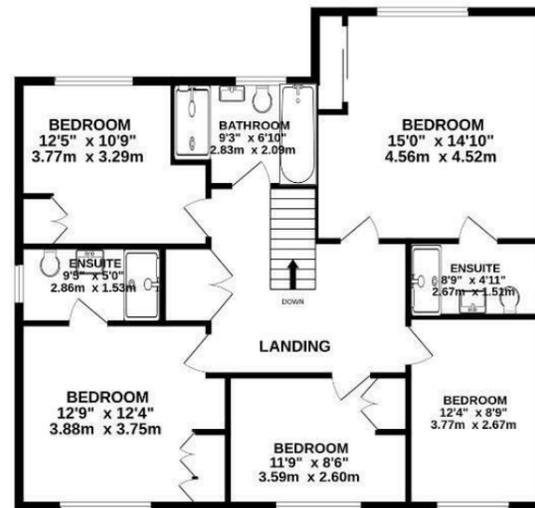


Tenure: Freehold
Council Tax Band: G

GROUND FLOOR
1476 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2493 sq.ft. (231.6 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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- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM AND TWO EN-SUITES
- SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING AREA
- TWO FURTHER RECEPTION ROOMS
- WELL STOCKED GARDEN
- DOUBLE GARAGE AND DRIVEWAY WITH EV CHARGING
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND G
- NO ONWARD CHAIN

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	84	91
	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.

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