

# Thanet Terrace, Hothfield, Ashford, Kent, TN26 1EH

Offers in region of: Offers In The Region Of £350,000





## "A Charming, 3 Bedroom, Mid-Terrace Cottage Home - With off-street parking & Front & Back Garden!"



A well positioned three double bedroom, charming mid-terrace cottage, located in the popular village of Hothfield. As soon as you arrive you are immediately greeted with the impressive front garden and large gated driveway. There is no doubt that this property has some serious curb appeal.



This cottagey home offers high ceilings with plenty of natural light. Through the front door is a well proportioned entrance hall, with accommodation comprising of a good size lounge with log burning stove, separate dining room that leads through to the modern, yet country-style kitchen. The kitchen itself benefits from a great array of wall and base units and certainly isn't lacking in storage space with integrated appliances & further benefits from a W/C too. There is a rear door that leads from the kitchen out to the homes garden which has been cared for, & landscaped, to include 2 private patio areas and ample space for the family to enjoy the laid to lawn. Externally the property has an exciting outbuilding that could serve many different proposes, but currently used as gym & a utility.



The stairs lead from the hall to the upper floor, Upstairs you have three well proportioned double bedrooms and a family shower-room that has been beautifully updated by the current owners. The master bedroom benefits from 2 large storage cupboards too and beautiful view over the green, mature front garden, the bonus here, is every window in the home offers a glimpse of the surrounding greenery. The home also boasts a well established front garden which also offers off street gated parking for multiple cars too.

- A Charming, Mid-Terrace Cottage - Oozing character & charm!
- Situated in close proximity to a beautiful vineyard & rolling-countryside views
- Comfortable family lounge with log-burning stove & glorious views
- Generous principal & 2nd bedroom offering tranquil green-views!
- Green, mature rear garden with 2 patio's & side access
- Offering a substantial 80ft front lawn & off-street parking
- Boasting a modern kitchen & separate formal dining room
- Versatile out-building, currently a gym & utility area
- Ideal 3rd bedroom as home office/dressing room & Updated shower-room
- EPC Rating: D (59) Council Tax Band: C

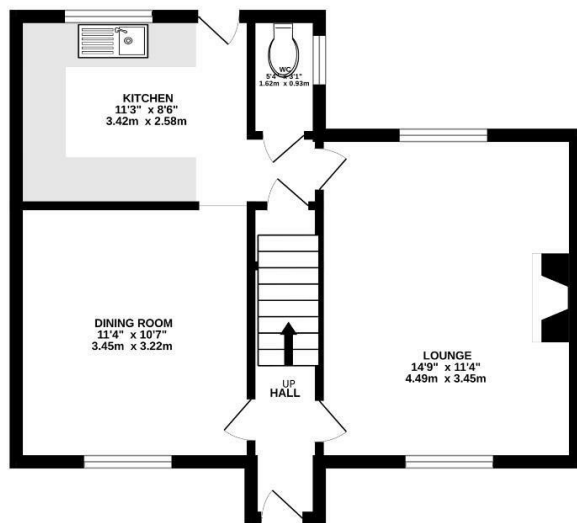




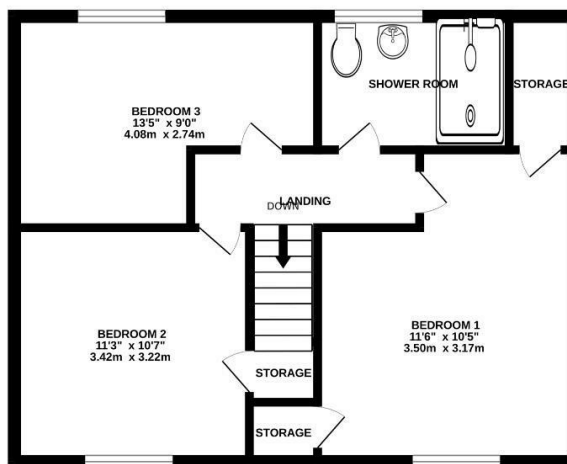




GROUND FLOOR



1ST FLOOR



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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### Viewings

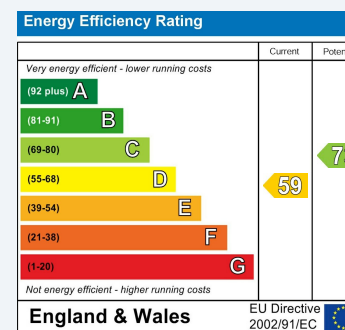
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.