

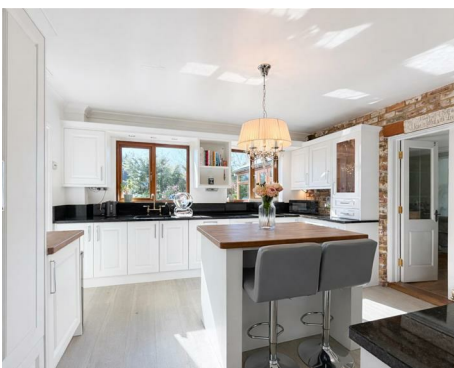
Church Hill, Charing Heath, Ashford, Kent, TN27 0BU

Guide Price £750,000



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Trying to capture the balance between rural living and being near those crucial transport links? Look no further, as Hunters are delighted to welcome to the market, this attractive, substantial detached family home with accommodation spanning over two generous floors! The home offers a truly special garden along with far reaching views that most will be envious of! The property is set within a quiet lane, approached via a driveway offering space to park multiple vehicles, along with a integral garage, ideal for all that comes with family life. Residing within Charing Heath, a small rural village which offers a public house, and also it's own church a short wander away along with plenty of shops, restaurants and also falling within the catchment area of the well regarded local Charing Heath Primary School. If your looking for a life style change and fancy a home that offers that little bit more space now the family has grown, then we've got you covered, Hill View, In our opinion, is the perfect property that offers rural living whilst being in close proximity to all that Lenham and Ashford have to offer.

Nestled behind two five-bar gates offering plenty of parking, you will find Hill View, behind the homes charming façade, you will be greeted by a welcoming entrance hall, where you will discover the care, and detailed attention the current owners have put into the property over the years. From the porch entrance, which offers a place to kick off your shoes and hang up your coat after partaking in one of the various walks that surrounds this wonderful rural home. Through into the hall, the choice of reception rooms is in abundance, on your right hand side you will find a cozy 'snug' which can be utilized as a ideal study space – a must for so many following the many that now work from home. From this room, it opens up into a wonderful family reception room. 22' 0" x 14' 6", basked in natural light thanks to the smart placement of the dual skylights as well as the window that give you the chance to bask in those far reaching countryside views. Across from the lounge, is the homes wow factor rear garden room, yet another space for the family to enjoy without feeling on top of one another, a room that really invites the well cared for garden inside! Back within the home, you'll find a large kitchen breakfast room with island along with all of the essentials integrated by the current owners, finished to a good standard in our opinion. There's an ideal utility area to the rear of the home that is also home to the ground floor W/C & internal garage, offering plenty of storage space to deal with all that comes with expending family life. Finishing off the home well is the more formal, separate dinning room, allowing you to host and entertain your guests whilst others mingle in one of the five reception rooms on offer. Climb the stairs, that lead from the entrance hall, and you will discover four generously proportioned bedrooms. Bedrooms 3 & 4 are located at the front of the home and again offer the chance to take in that wonderful morning views over the greenery to the front. The guest bedroom stretches the length of the home and offers a fantastic 18' 1" x 10' 1" – a delightful room for the children to enjoy, this room is sure to be a favourite as you can make the most of both front & rear views. Across the hall you will discover the family bathroom that services the guest bedrooms which is home to a free standing roll-top bath as well as wash hand basin and W/C.. Finally, finishing the homes accommodation is the master-suite, a room that offers not only a built in storage cupboard, but sliding wardrobes and a modern, country style walk in shower room which has recently been upgraded by the current owners.

Externally, the home boasts a well manicured rear garden, Providing a great amount of external space, that allows the new owner to really put their stamp on this sizeable plot. Whether you're a keen gardener, or just want space for the children to let off steam. There is access both sides of the home, that leads to a large paved patio area, ideal for alfresco dining when the weather is kind. The vendors also have a smaller section at the rear, which is home to a green house as well as an outbuilding that has power & lighting with window & door that could be used for a verity of different reasons

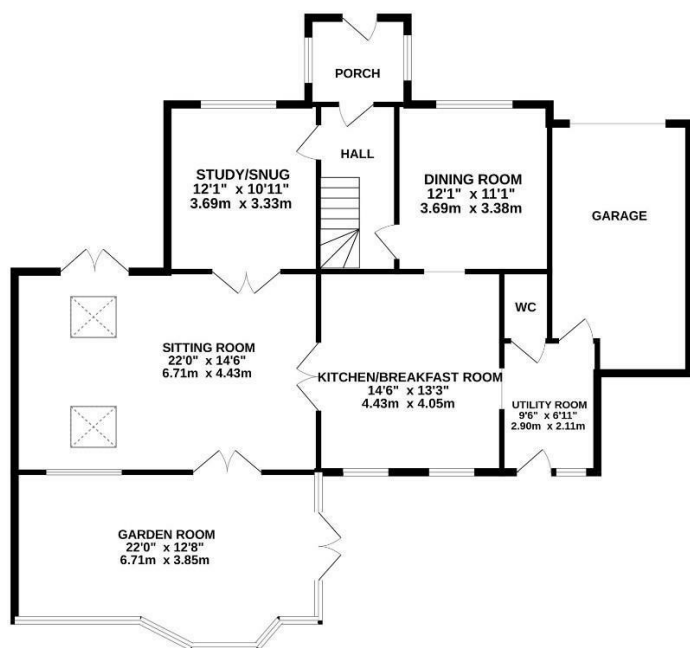
Charing is a small sought after village in the Ashford District of Kent, situated at the foot of the North Downs. The village is sited on the Pilgrims' Way from London to Canterbury and is still surrounded by farmland, but the good transport links have also led to the area becoming a popular commuter village. Charing station has connecting services to London St Pancras via Ashford International or London Victoria station is approximately 1 hour and 20 minutes. The village has a strong community life and the locals organize regular fairs, community and charity events. On the High Street and surrounding streets you will find a wide variety of shops, restaurants and services. Charing Church of England Primary School is just over a mile away. The Red Lion, a family run 16th Century country pub is within walking distance and is a relaxed, homely place to savour exceptional ales, wines and spirits, plus a delicious menu of home-cooked country style food. Charing's most famous building is the Archbishop's Palace, which lies by the church and was an ancient possession of the Archbishop of Canterbury. The palace was an important building in the diocese of Canterbury and counted amongst its guests King Henry VIII. It has been a farmhouse for the last 300 years.

- **Detached, Substantial 4 Bedroom Family Home**
- **Boasting a number of charming reception rooms**
- **Stunning, Far Reaching Countryside Views to front**
- **Generous, integral garage, ideal for storage**
- **Fabulous sun-room to rear with garden access**
- **Double driveway to front offering ample parking & gates**
- **Charming, Charing Heath Village Location**
- **Modern kitchen/breakfast room updated in 2025 with Island**
- **EPC Rating: D - Council Tax Band: E**
- **Mains Services: Water, Electricity Oil Fired Central Heating & Septic tank.**

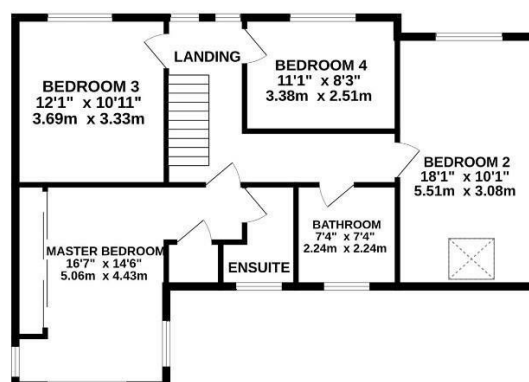




GROUND FLOOR



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, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

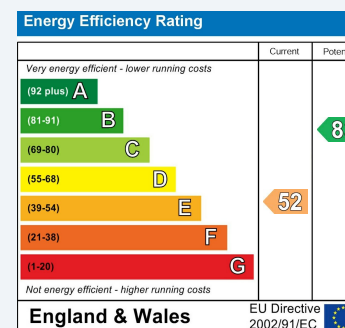
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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