





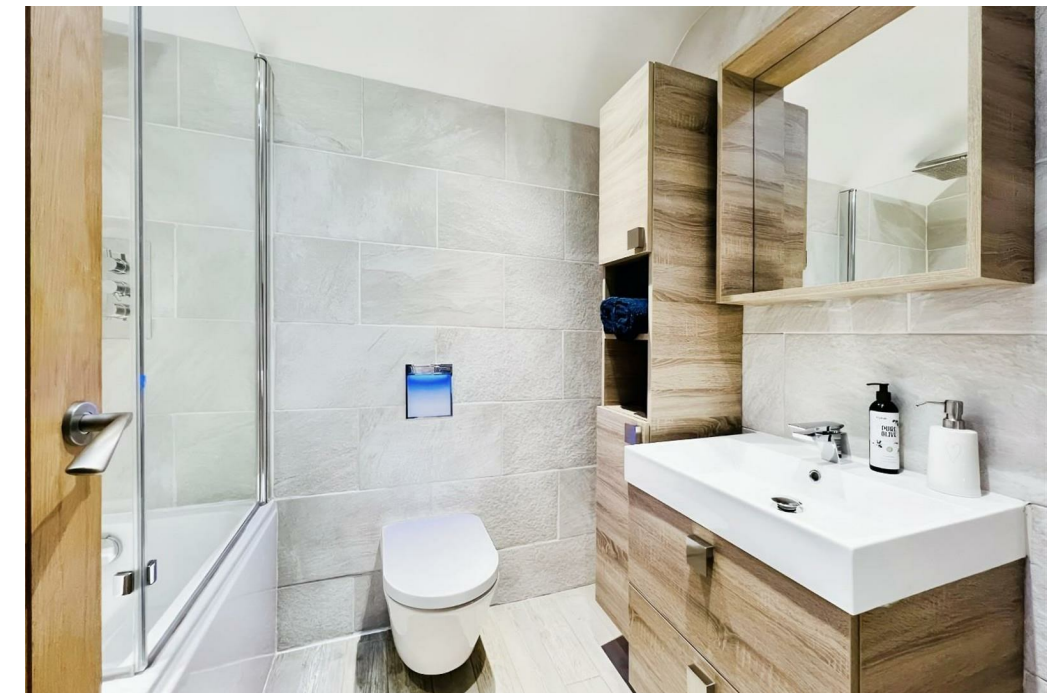
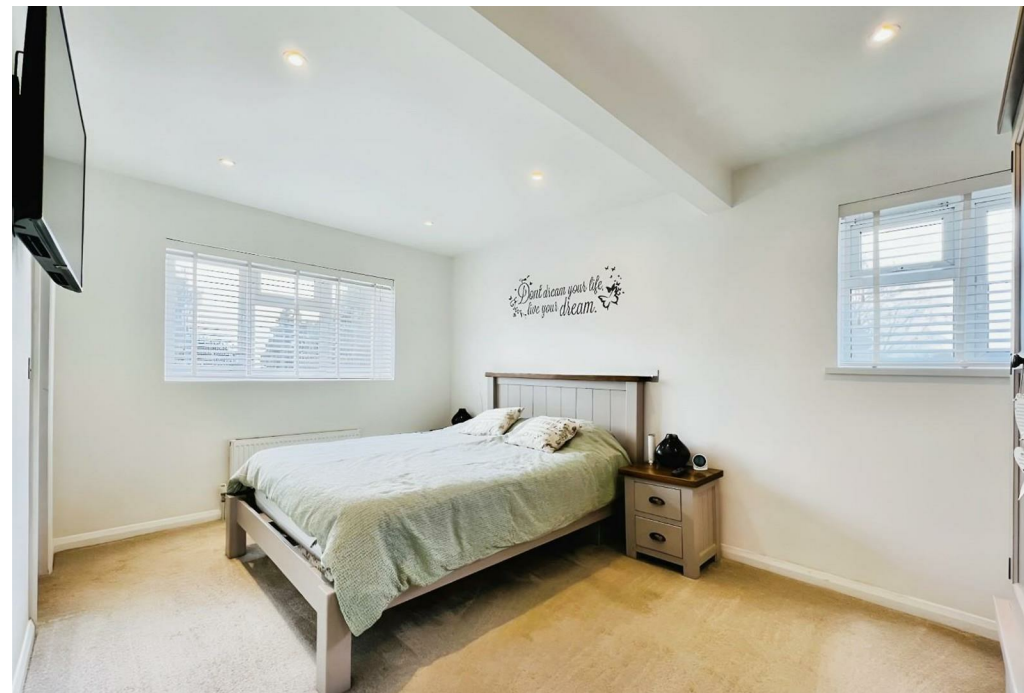
New Road,  
Egerton Village,  
TN27 9DT

£475,000 - Guide price

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A stunning, 3 bedroom-semi, located in the heart of the village of Egerton, offering the perfect balance between semi-rural living and being in touch of all great transport links that Egerton & Ashford have to offer. Here is a sympathetically extended home, which was previously purchased as a two bedroom property, that has undergone a program of careful and considerate extension and modernisation works - to the highest of standards in our opinion.

The village of Egerton has popular primary school, The George Inn, Pluckley store & post office. Also a regular farmers market and parish church. Rail connections are found at Charing, Pluckley or Headcorn with a journey time of about an hour to London. Ashford is about 8 miles distant and offers a wide range of shopping, educational and recreational facilities as well as high speed rail link to London St Pancras in 27 minutes and the continent



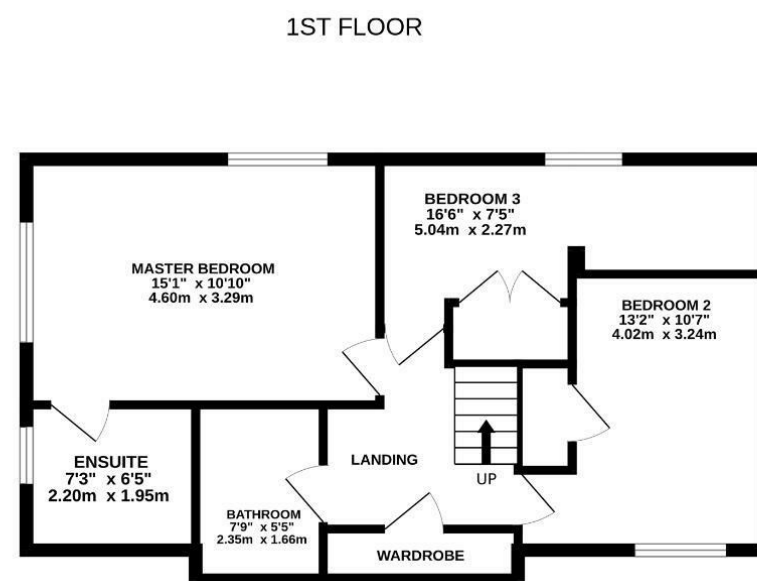
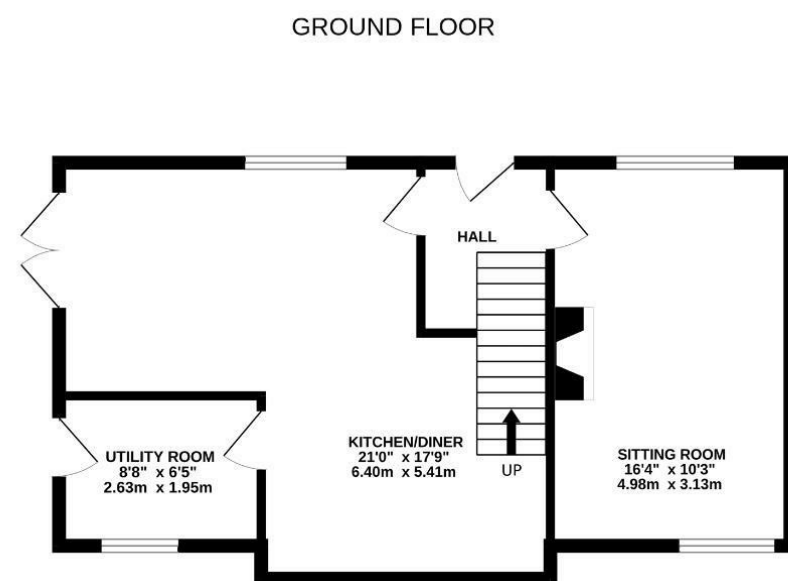


**It's known that there are many different styles and layouts of these homes, some offering more than others - That is certainly true here. Come on inside, through the front door and discover what all the fuss is about! The home offers plenty of parking to the front along the gravelled drive that has been renewed by the current owners. Note the timber porch, really emphasizing on that curb-appeal! Internally, the layout consists of a comfortable lounge, as well as a generous dining/kitchen which forms part of the extension - this room offers space for a table, giving you the chance to entertain your guests, in a space that most will be envious of!**

**The L shaped kitchen/diner boasts the ideal location to sit and enjoy your meal or simply unwind - why not entertain your guests as they gather round the breakfast bar, we feel it's a really social and entertaining space that all your friends and family would be envious of! As you would expect the integrated appliances as standard through out finished with those character filled terracotta tiles, in keeping with the charm! The room is flooded with light due to the patio doors that lure you out into the well kept rear garden. Before you enter outside, there is a useful utility area, great to keep those other appliances out of the way.**

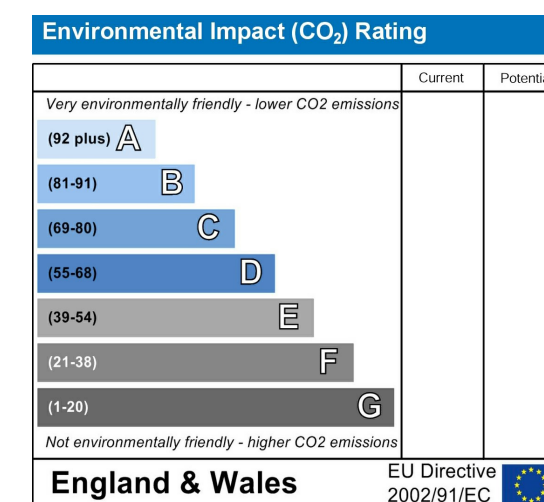
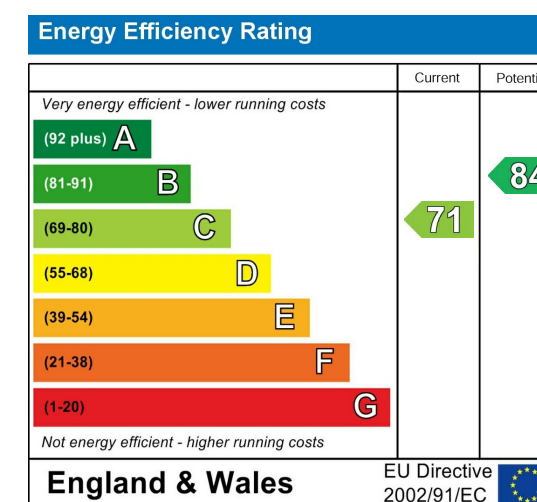
**Upstairs, you will discover the further care and attention to detail during the vendors improvements. There's a large master bedroom with a modern wet room with walk in shower. The family bathroom mirrors the modern finish found within the en-suite, a wonderful suite for the family to enjoy ensuring there are no queues for a shower in the mornings. The extension is home to the very generous guest bedroom which is again bathed in natural light thanks to the smart placement of the dual windows and also offers a built in wardrobe. Across the hall, you will find the reconfigured 3rd bedroom, which now offers a unique study area, and space for a single bed as well as a built in cupboard, easing all that comes with family life!**

**Externally, we're sure that the garden will please most with green fingers, with a substantial patio area primed for alfresco dining in the warmer weather along with a generous section of lawn lined with large trees and mature shrubs and hedges, The garden wraps around the property to the right hand side and offers more space for the children to run around and let off steam. If that's not enough, then there is the large out-building that has been erected during the vendors time, it's equipped with power and lighting and offers a further chance to work from home without comprising the bedrooms inside!**



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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- Sympathetically extended 3 bedroom semi detached home
- Quiet cul-de-sac setting with rural village
- Kitchen/diner wit separate utility room
- Comfortable reception room with fire place
- Driveway to front providing parking for 2 vehicles
- Sunny-aspect rear wrap around garden
- High quality family bath-suite & modern wet room en-suite.
- Large out-building/office within garden
- Council Tax Band: C, EPC Rating: C
- Siutated within the well regarded village of Egerton



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.