



Kingsford Street,
Mersham,
TN25 6PE

£650,000 OIRO

 4  2  2 

Have you ever wanted a chalet bungalow that ticks all your boxes? What about a plot large enough to host a family and friends gathering? What about a delightful, detached, now rarely available, four bedroom chalet bungalow with a large garden? Look no further, as L'Hirondelle is now on the market for the first time in over 20 years!

Kingsford Street is located within easy reach of Ashford town and International Railway station, with the fast HS1 train service to London St Pancras taking only 37 minutes. The sought-after village of Mersham offers a range of local amenities - which include Primary School, local store, two public houses and is within easy access to the International Station and Junction 10 of the M20 motorway making an ideal location for commuting.



This is an impressive detached home occupying a plot circa $\frac{1}{4}$ of an acre, brought to the market with no onward chain complications, as well as a cared for plot, situated with field views to front and rear elevations. Having been within the family for 20+ years - the opportunity presented here is one rarely available. Although the home could now benefit from some improvements, the core values of the home are there to be seen.

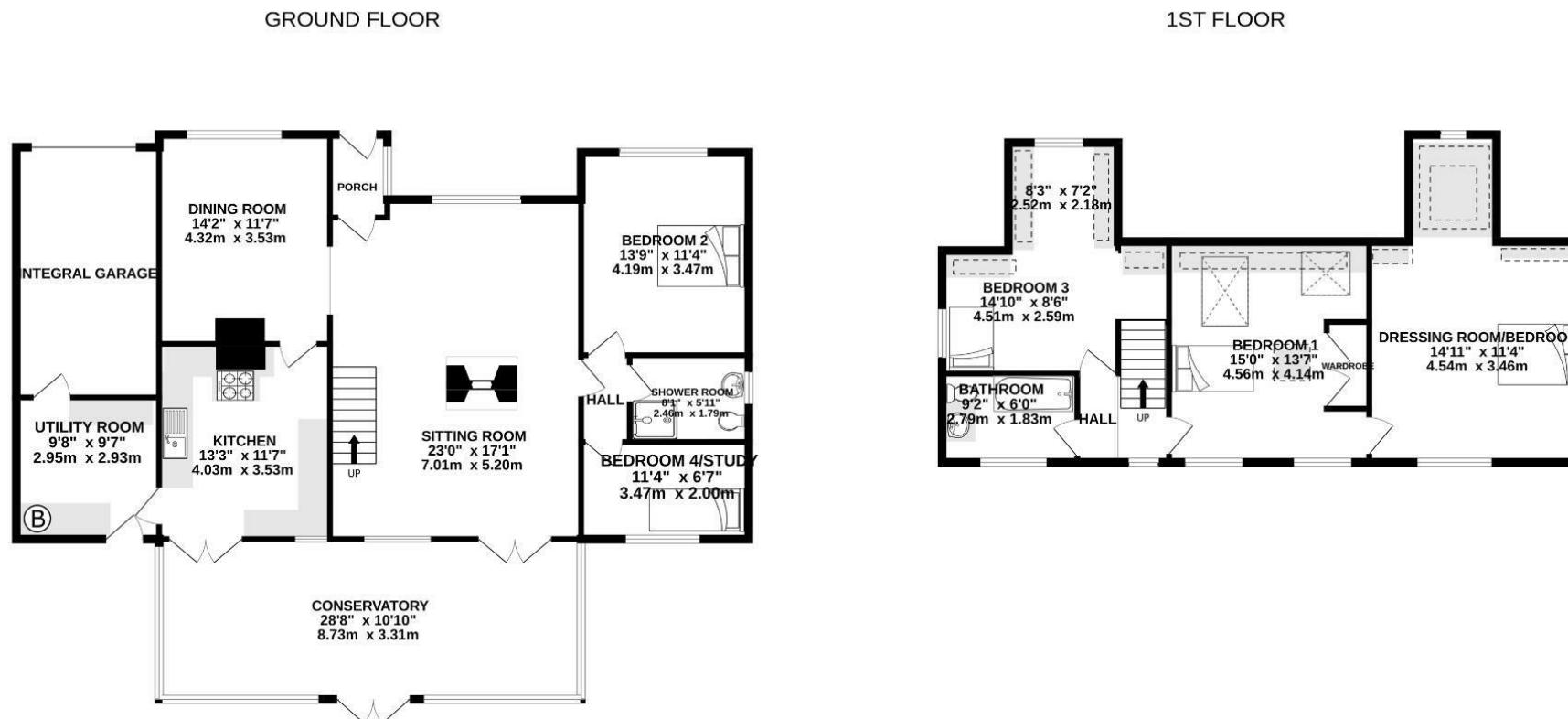
To the front is a large, gravelled driveway, with a well-kept front embankment full of established shrubs and plants, allowing parking for multiple vehicles as well as access to the home's garage. Via a front porch, you'll find a welcoming reception room with focal-point brick fireplace, a large sunroom stretching across the rear of the property, plus the addition of ground floor living arrangements, which make this property suitable for multi-generational living if needed.

There's a spacious pine kitchen which leads through to the rear sunroom, putting you at one with the rear garden. There is also access to the home's utility and garage here too, ensuring a flow during day-to-day family life. On the left-hand side of the ground floor, you'll find a spacious bedroom boasting those field views to front, as well as a ground floor shower room, alongside a ground floor study too. The large dining room is found adjacent to the kitchen with yet another picture window overlooking the front plot and fields beyond.

Climb the stairs where you will find a further three bedrooms - filled with character. Having been extended in the early 2000s, the rooms offer different shapes and sizes and all are generous in size, each ensuring a glimpse of greenery from every view point, enhancing that rural living feeling. One of the bedrooms is accessed via the generous master bedroom, and as such could suit a younger child or act as a dressing room; some reconfiguration could also be possible. Servicing the bedrooms upstairs is a family bath-suite which, although requiring modernisation, offers great space to reconfigure and update.

If you're impressed so far, then wait until you are outside. A particular feature of this home is the charming outdoor space with a plot around 1/4 of an acre. Via the double doors from the sunroom, you'll find a generous south-west facing garden extending beyond the patio. It's a space that has been cared for, with a number of mature bushes, shrubs and plants lining the boundary, wrapping this home in greenery. Whether you're looking to entertain family and friends or retreat to a sought-after village, we're in no doubt that this property is for you.

Tenure: Freehold
Council Tax Band: E



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.
Made with Metropix ©2025

- Impressive detached chalet-style home - Sold with no onward chain
- Flexible living accommodation across two floors
- Surrounded by charming greenery to front and back elevations
- Parking for numerous vehicles & integral garage
- Two ground floor bedrooms, with two further bedrooms upstairs and an additional bedroom/dressing room (accessed via the Bedroom 1).
- Ground floor shower room.
- Generous reception room with focal fireplace and separate dining room.
- A substantial plot, circa $\frac{1}{4}$ acre.
- Positioned within the well regarded village of Mersham
- EPC Rating: D (60) Council Tax Band: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60	69	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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.