

The Street, Hothfield, Ashford, TN26 1ES

Offers In The Region Of £400,000



A Charming Grade II Listed Georgian Cottage in the Heart of Hothfield.



Tucked away in an idyllic position within Hothfield, this enchanting three-bedroom end-of-terrace Georgian cottage dates back to the late 1700s, offering a rare opportunity to own a thoughtfully modernised slice of history. Brimming with character, the home celebrates its period heritage with beautiful exposed beams, Kent-peg porch and a striking Inglenook fireplace that forms a natural focal point within the main reception room. Behind its quintessential cottage façade, the interior has been sympathetically updated to suit modern living while retaining timeless charm. The ground floor boasts a surprising sense of space, with multiple reception rooms providing flexibility for family life, entertaining, or working from home. **Upstairs**, three generously sized bedrooms await, including a large principal bedroom enhanced by more exposed floorboards, cast iron fireplace and warm natural light. A recently updated family bath suite services the bedrooms, fitted with electric shower over bath, wash hand basin & W.C, finished in a charming green-tile. Bedrooms 2 & 3 are located at the rear of the home, overlooking the rear garden.



To the front of the property, a private driveway offers convenient off-street parking—an uncommon benefit for a cottage of this age. To the rear, the home opens onto a unique cottage-style garden, deceptive, complete with an outbuilding and a further lawned plots to the rear, creating a beautiful backdrop for outdoor dining, gardening, or simply enjoying the tranquillity of the setting. With its seamless blend of period charm and tasteful modernisation, this delightful Georgian cottage offers characterful yet comfortable living—all within a sought-after village location. A truly unique home that must be seen to be fully appreciated.

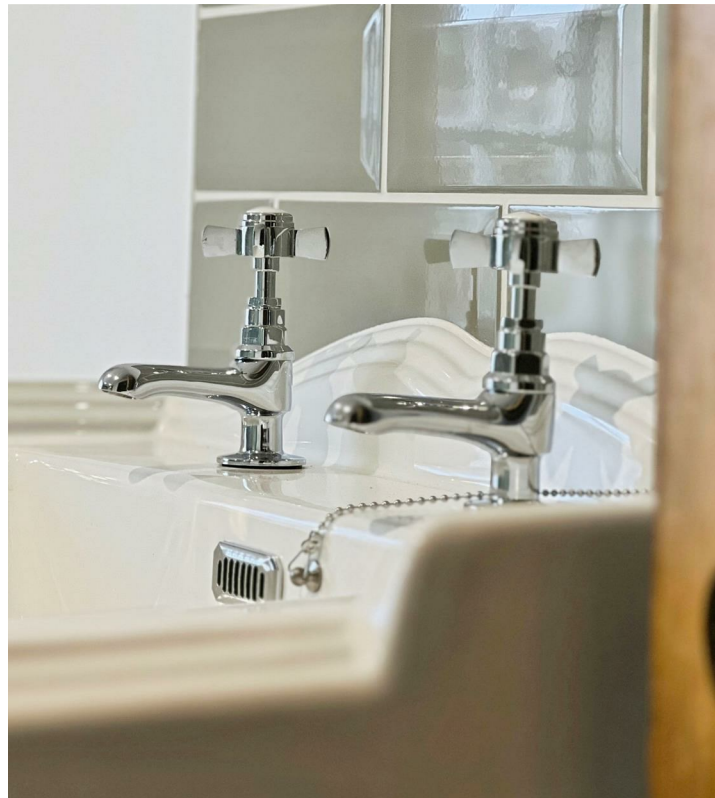
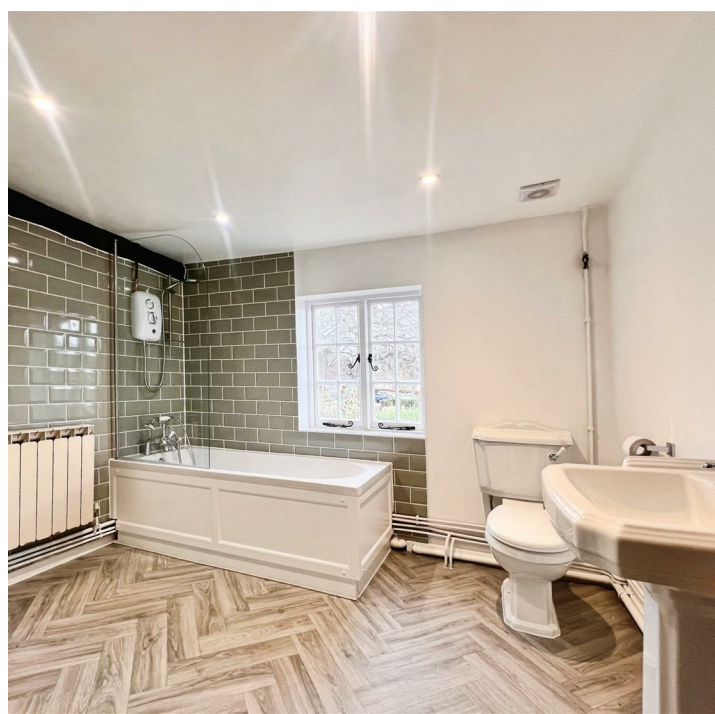


Situated in the heart of Hothfield. This home is well located within close proximity to the local shop and post office with internal ATM service and on the doorstep of many footpaths to explore the countryside. Hothfield Common has a children's playground and a multi-use all-weather games pitch adjacent to the south east and a car park to the north just off the A20, easy access to the M20 and links to London. Transport links are within easy reach to this home including a bus service; situated in the same road, junction 10 of the M20 motorway and Ashfords International train station which conveniently offers the high speed service to London St. Pancras. Ashford Town centre and Ashford's designer outlet are also found within a short drive. **Services connected**, Mains water/drainage, electricity. Homes heating is currently supplied via the 'Strom Limited' Electric boiler - there are also electric heaters within the home as a secondary heating source. - None have been tested by the agent.

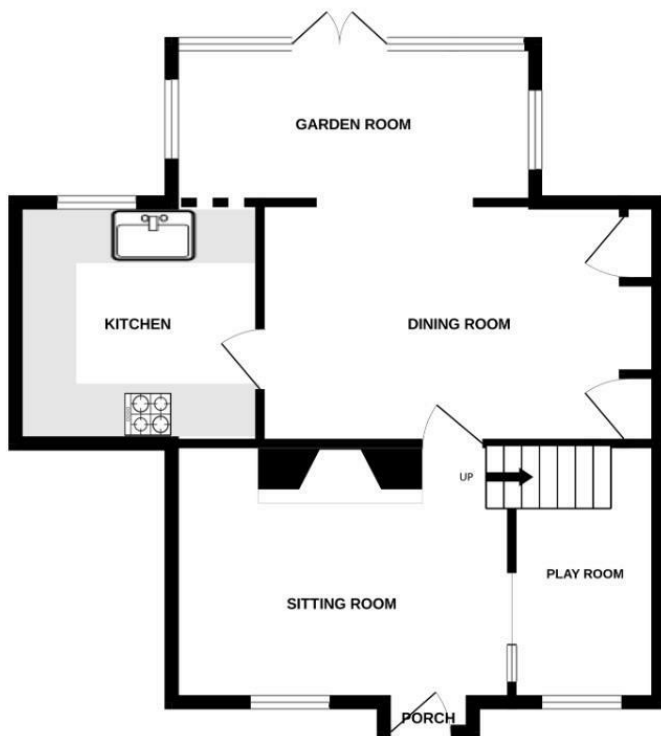
- A Charming, Redecorated, Grade II listed Georgian Cottage
- Generous reception room with Inglenook Fireplace & picture window
- New Family bath-suite servicing all bedrooms
- Large driveway to the front of the home (2/3 vehicles)
- Located in the heart of Hothfield Village, Ashford, Kent (Conservation area)

- 3 Bedroom Semi-Detached, Dating back to circa to 1700's
- 2 Spacious reception rooms + Office/play room
- Charming 'Cottage style' garden offering out-building & further lawned plot to rear
- EPC Rating: E (43) Council Tax Band: C correct as of 2025
- Electric 'Strom LTD' Heating system + Electric storage heaters & Hot water cylinder tank





GROUND FLOOR



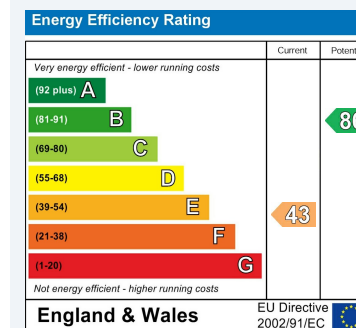
1ST FLOOR



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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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.



particulars are intended to give a fair and le description of the property but no isibility for any inaccuracy or error can be ted and do not constitute an offer or ict. We have not tested any services or nces (including central heating if fitted) ed to in these particulars and the isers are advised to satisfy themselves as working order and condition. If a property occupied at any time there may be inection charges for any switched sconnected or drained services or ices - All measurements are approximate.

ING OF SELLING? If you are thinking of your home or just curious to discover the of your property, Hunters would be pleased ide free, no obligation sales and marketing . 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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