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2 Dering Terrace, Station Road, Pluckley, Ashford, Kent, TN27 0RP

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2 Dering Terrace, Station Road, Pluckley, Ashford, Kent, TN27 0RP

£400,000 Freehold

A charming, beautifully presented three bedroom cottage arranged over three floors, offered for sale with no onward chain.

- Three Bedroom Cottage
- Arranged Over Three Floors
- No Onward Chain
- Home Office
- Approx. 177' Rear Garden
- Off Road Parking For Two Cars
- Well Presented Throughout
- Loft Conversion
- Wood Burning Stove
- Close To Pluckley Train Station – Ashford in 6 minutes & Ashford to St Pancras in Just 36 Minutes.

The front door opens to the welcoming sitting room which has a wood burning stove, oak flooring and views over the front garden.

To the rear, the kitchen/dining room offers generous space for a family dining table and benefits from under floor heating, a good range of wall and base units, a butler sink and a rangemaster cooker with spaces for a washing machine and fridge/freezer.

On the first floor, you will find the master bedroom, a spacious open plan home office overlooking the rear garden and the family bathroom.

The second floor comprises two further bedrooms, one double and one single with built in storage.

Outside, the house is set back from the lane behind its front garden and gravel drive providing off road parking for 2 cars.

Most of the garden lies to the rear and measures approximately 200'. There is a paved patio as well as a recently constructed brick-built outbuilding with a pitched tiled roof and electricity connected which offers excellent potential for conversion into a garden room or additional home office.

There is a right of way for neighbouring properties to cross the garden which is typical of terrace cottages.



Pluckley is a quintessential Kent village, steeped in history and community spirit.

Pluckley railway station which is within a 2 minute walk from the house, provides fast, direct services to Ashford in around 6 minutes, and to London Charing Cross in under an hour . High-speed services from Ashford reach St Pancras International in just 36 minutes.

The M20 motorway is easily accessible via Ashford or near Leeds Castle, while Dover is only around 30 miles away - making travel and commuting convenient. Ashford, with its shops, restaurants, and the Designer Outlet lies just a few miles away for everyday needs.

Pluckley, known for its 'chocolate-box' charm, offers a primary school currently rated 'Good' by OFSTED, butcher, convenience store, and several traditional pubs including the Dering Arms & The Black Horse - both serving excellent food.

Rich in heritage, the village is recorded in the Domesday Book and was once held by the Dering family, whose distinctive rounded "Dering" windows remain a notable architectural feature.

Famously regarded as one of Britain's most haunted villages, Pluckley is said to be home to 17 ghosts, including the Red Lady and a phantom highwayman, adding a unique and intriguing character to this charming rural community. Pluckley remains deeply rooted in its past yet thrives as a tight-knit community. Green spaces, footpaths (including part of the long distance Greensand Way), and community events at the village hall adding a unique and intriguing character to this charming rural community surrounded by beautiful Wealden countryside.

Agent's Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that a member of staff has an interest in this property.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity & water. Oil central heating. Private septic tank drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 9/3/26













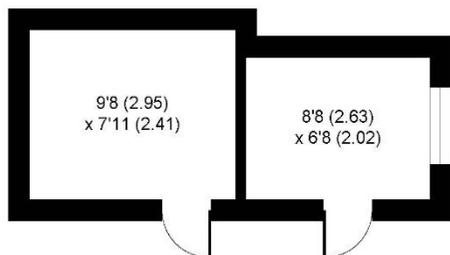
Dering Terrace, Pluckley

Approximate Gross Internal Area = 93.09 sq m / 1002.01 sq ft
 Eaves Area = 1.09 sq m / 11.73 sq ft
 Outbuilding Area = 12.73 sq m / 137.03 sq ft
 Total Area = 106.91 sq m / 1150.77 sq ft

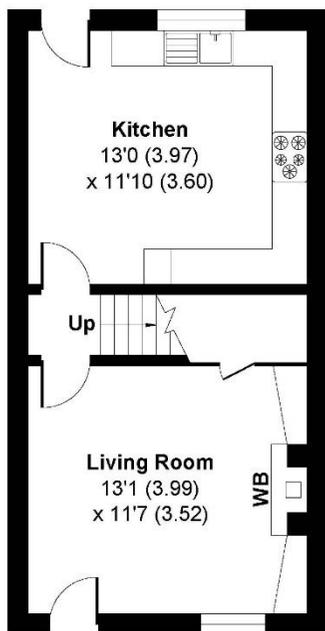
For identification only - Not to scale

= Restricted Head Height

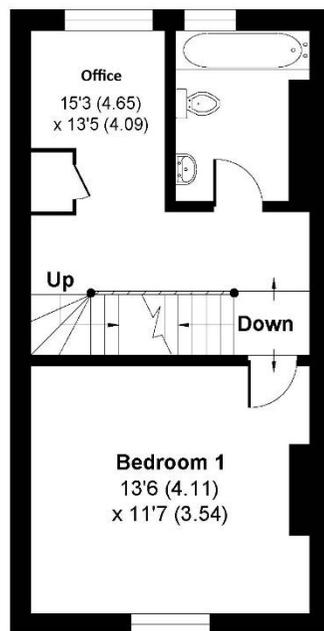
Garden
 177'3 (54.0)
 x 15'9 (4.80)



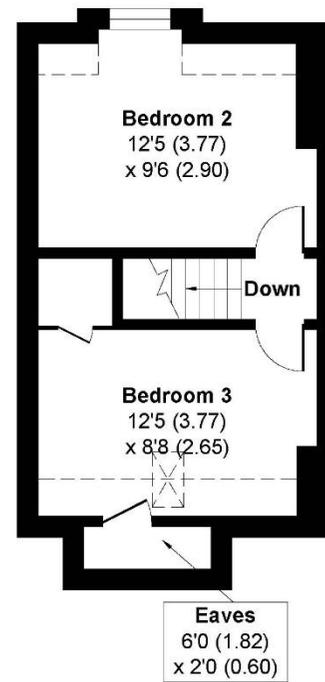
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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 82 Castle Street
 Canterbury
 Kent CT1 2QD
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 Lettings: 01227 452111

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 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
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