



Denotes restricted head height

Approximate Area = 1150 sq ft / 106.8 sq m
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Total = 1228 sq ft / 114 sq m
For identification only - Not to scale

Moat Road, Headcorn, Ashford, TN27

GUIDE PRICE £475,000 - £500,000
EPC RATING: D

7 MOAT ROAD, HEADCORN, TN27 9NT





Located in the conservation area of the village is this beautifully presented, extended end terraced cottage, offering well planned accommodation over three floors, combining character features with flexible open plan living. You enter a reception hallway with a door to your left leading to the cosy sitting room, with fitted wood burning stove. The open plan dining room leads onto the kitchen, with its range of base cabinets and large window overlooking the garden, and from here, an open doorway leads to the beautiful triple aspect family room, with its vaulted ceiling, french doors to the garden and a door to the useful utility area with three piece shower room beyond.

A staircase from the hallway leads to the first floor landing, with two double bedrooms and a three piece shower room, with a further staircase leading to the top floor main bedroom, with its dual aspect windows, overlooking the Church and neighbouring fields, built in storage and a useful nook beneath the Velux window.

Outside, there is a gravel driveway providing parking for two cars to the front, with a white picket fence enclosing a mature garden. A side pathway leads to the south facing rear garden, with its brick paved terrace area, working brick well, mature flower and shrub beds, raised planters, timber shed and views over fields.



- **GUIDE PRICE £475,000 - £500,000**
- **ATTRACTIVE END TERRACED COTTAGE**
- **THREE DOUBLE BEDROOMS**
- **EDGE OF THE VILLAGE OVERLOOKING FIELDS**
- **GROUND AND FIRST FLOOR SHOWER ROOMS**

- **SPACIOUS LIVING ROOM WITH VAULTED CEILING**
- **OFF STREET PARKING FOR TWO CARS**
- **SOUTH FACING GARDEN**
- **WELL PRESENTED THROUGHOUT**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ