



Ostlers
Charing, Kent

Character Detached Home

Tucked-Away Central Village Location

Master Bedroom with En-Suite

Ground Floor Bathroom and En-Suite

Contemporary Fitted Kitchen

Courtyard Garden

Single Garage



A beautifully maintained three bedroom detached character property built in 1861, occupying a wonderful position tucked away from the High Street in the historic and sought after village of Charing.

Ostlers was originally constructed as a stable block to the neighbouring Coaching Inn situated on the High Street. Many years ago, the Coaching Inn was divided into three residential properties, creating a private mews style setting surrounding the original courtyard, but offering a wealth of character and individuality.

The well planned accommodation lies principally to the ground floor and comprises an elegant entrance hallway, double bedroom and family bathroom, dining room, contemporary fitted kitchen, stylish sitting room, additional double bedroom and an additional bathroom with underfloor heating. First floor accommodation benefits from a principal double bedroom with en-suite shower room.

Outside, the garden areas have been arranged to create a number of landscaped zoned areas ideal for sitting, relaxing or entertaining.

Off road parking is provided by way of a single brick built garage with electrically operated remote controlled door.

Dimensions:

Ground Floor

Bedroom Three: 13'5" x 7'2" (4.09m x 2.18m)
 Family Bathroom: 6'3" x 5'9" (1.90m x 1.75m)
 Dining Room: 14'6" x 14' (4.42m x 4.27m)
 Kitchen: 8'5" x 7'2" (2.57m x 2.18m)
 Sitting Room: 16'4" x 14'5" (4.98m x 4.39m)
 Bedroom Two: 13'5" x 11'2" (4.09m x 3.40m)
 En-Suite Bathroom: 13'4" x 7'9" (4.06m x 2.36m)

First Floor

Master Bedroom: 12'1" x 9'1" (3.68m x 2.77m)
 En-Suite Shower Room: 6'4" x 5'1" (1.93m x 1.55m)

Garage

16'1" x 11'9" (4.90m x 3.58m)

Locality

The property is situated in an enviable position at the top of the High Street within Charing's conservation area.

Charing sits between the foot of the North Downs with the Pilgrim's Way and the Green Sand Ridge, a rural area rich in farming, some 5.5 miles west of the larger market town of Ashford and 13 miles east of Maidstone.

Charing enjoys an interesting mix of village shops, pubs, restaurants, church, primary school and doctor's surgery. Transport links are well supported with a main line railway station in the village, providing access to London Victoria and Ashford International station which benefits from the High Speed train service to London St Pancras, with a journey time of just 37 minutes.

Junction 9 of the M20 motorway is some 5 miles distant and junction 8, some 8 miles distant, both providing direct access to London and the Kent coast.

Full Address

Ostlers, 67-69 High Street,
 Charing, Kent, TN27 0LS

Directions

Proceed up Charing High Street, passing School Road on your left. After approximately 25 metres, you will find a large set of green gates leading through an archway. Go through this gate and walk through the arch, where you will find Ostlers on your right hand side.

Services

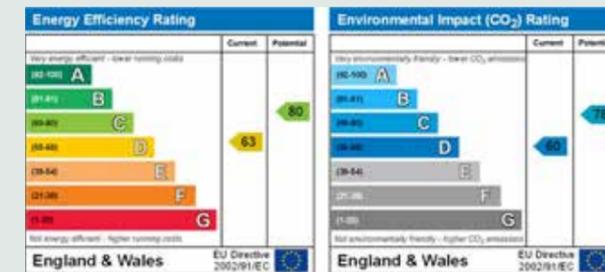
Mains gas-fired central heating, mains drainage, mains electricity. NB: Superfast Broadband is available in Charing village.

Council Tax

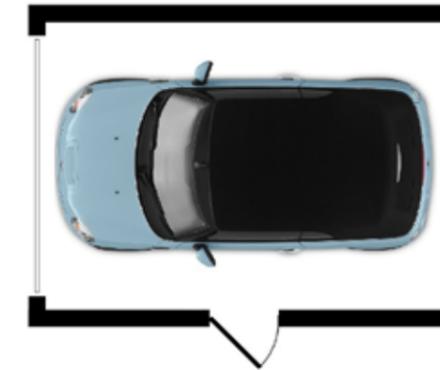
Band F - Ashford Borough Council

Energy Performance Certificate

The graphs that follow are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.

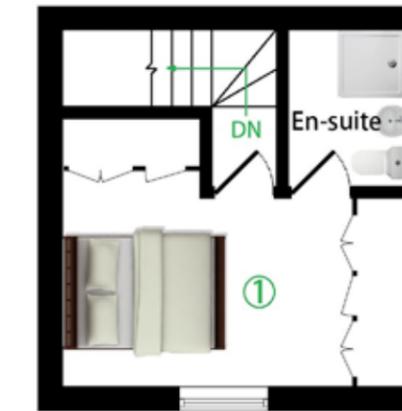


Property Reference: SAD1713437

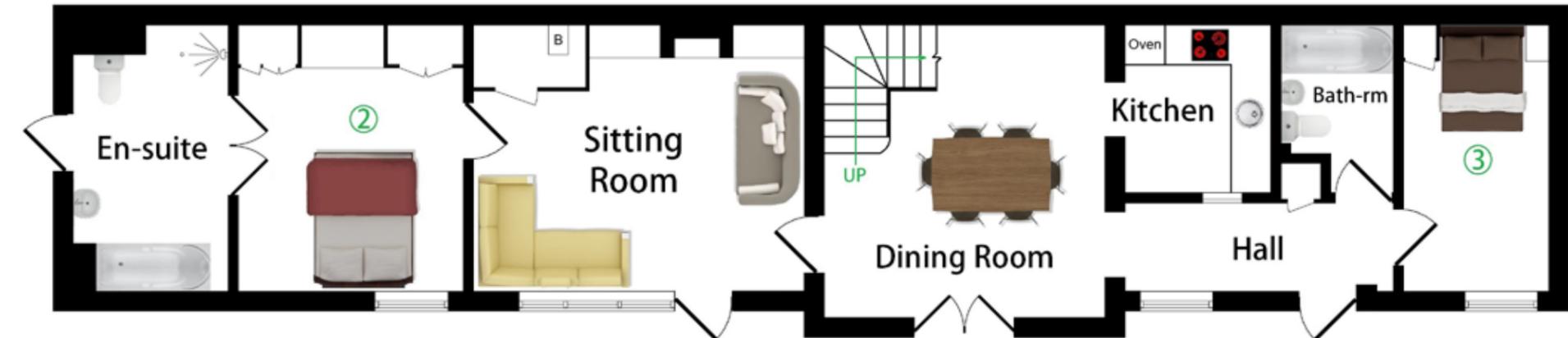


GARAGE

(Not Shown In Actual Location / Orientation)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 to their operability or efficiency can be given.





Paul Martin MNAEA, MARLA
Managing Partner



Robert Sutton MNAEA
Branch Manager



Marilyn Froud
Senior Sales Advisor

Saddlers

Reed House, 1-3 Old Ashford Road,
Charing, Kent, TN27 0JG
Tel: 01233 713127
Email: property@saddlersresidential.co.uk



The London Office

40 St James's Place,
London, SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk

www.saddlersresidential.co.uk

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