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Charing

Kent



Charing, Kent

A charming and well maintained Grade II listed 15th century detached farmhouse with later additions, occupying a plot of 0.46 of an acre with views across adjacent farm land, situated on the fringes of the historic village of Charing.

The property is believed to date from the late 1400s and features a heavily timbered interior with slate and oak floors, inglenook fireplaces and sizeable accommodation arranged over three floors. The property has been much improved by the present owners to include an oak kitchen/breakfast room with butler sink, granite worktops, range cooker and underfloor heating, utility/boot room, contemporary first floor bathroom/wet room, en-suite to the master bedroom and a contemporary bathroom and bedroom on the second floor, creating an eclectic mix of original character and modern day conveniences.

The extensive accommodation comprises an entrance hall, downstairs cloakroom, kitchen/breakfast room, utility/boot room, sitting room with inglenook fireplace and wood burning stove, dining room with wood burning stove, master bedroom with en-suite shower room, three further bedrooms, a family bathroom/wet room and additional bedroom and second bathroom on the second floor.

The well tended, landscaped gardens extend to a total of 0.46 of an acre and benefit from a large driveway and large double bay (one with doors) cart shed plus an additional single garage, providing off road parking for several vehicles.

The property is situated just one third of a mile from the historic semi rural village of Charing. The village 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.

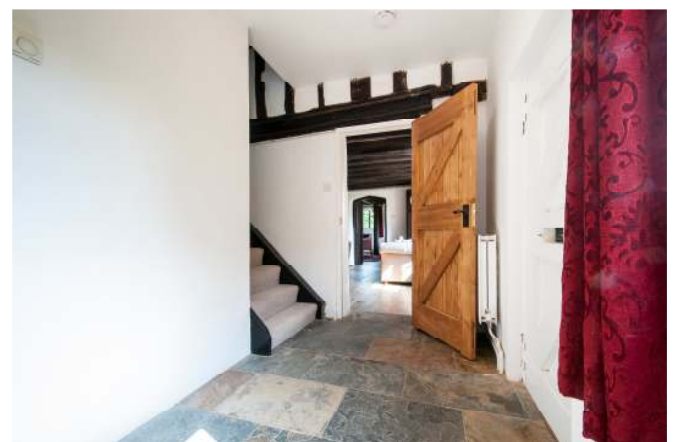
Transport links are well supported with a main line railway station in the village, providing access to London Victoria and Ashford International station with its High Speed 37 minute service to London St Pancras. Junction 9 of the M20 motorway is some 5 miles distant and junction 8, some 8 miles distant, both providing direct access to London and the Kent coast.

Character properties of this style never appear on the market for long and we strongly recommend booking to view to avoid disappointment.

Accommodation briefly comprises (all measurements approximate)

Entrance Hall:

Entrance door, slate tiled, heated floor, window to front, stairs to first floor landing.



Downstairs Cloakroom:

Windows to front and side, slate tiled, heated floor, low level w.c., wash hand basin with mixer tap, heated towel ladder,

built-in storage cupboard.

Sitting Room:

16'9" x 14'6" (5.11m x 4.42m) Two windows to front, window to rear, oak flooring, feature inglenook fireplace with fitted wood burning stove, television point, two radiators.

Dining Room:

15'3" x 13'8" extending to 16'6" (4.65m x 4.17m extending to 5.03m) Windows to front, side and rear, oak flooring, feature fireplace with fitted wood burning stove, two radiators, built-in storage cupboard.



Kitchen/Breakfast Room:

21'2" x 11'3" (6.45m x 3.43m) Windows to side and rear, double glazed French doors to rear, slate tiled, heated floor, extensive range of fitted medium oak wall and base units with butler style sink and mixer tap, granite worktops and upstands, Rangemaster range cooker with built-in extractor hood, range of integrated appliances comprising dishwasher, fridge/freezer, wine cooler, built-in larder.



Utility Room:

Door to side, window to side, slate tiled floor, plumbing for washing machine, oil fired boiler serving central heating and domestic hot water.

First Floor Landing:

Three windows to rear, carpet, radiator.

Master Bedroom:

15'5" x 16'4" narrowing to 12' (4.70m x 4.98m narrowing to 3.66m) Windows to front and side, two radiators, carpet, built-in wardrobe cupboard.

En-Suite Shower Room:

Contemporary three piece shower room suite comprising walk-in shower enclosure, low level w.c., wash hand basin with mixer tap, chrome heated towel ladder, tiled walls.

Bedroom 2:

16' x 13'7" (4.88m x 4.14m) Two windows to front, carpet, radiator, spiral staircase to second floor.



Bedroom 4:

9'6" x 10'11" narrowing to 7'10" (2.90m x 3.33m narrowing to 2.39m) Windows to front and side, carpet, radiator.

Bedroom 5:

10'7" x 8'1" (3.23m x 2.46m) Window to front, carpet, radiator, built-in storage cupboard.

Bathroom:

Window to rear, contemporary four piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level w.c., walk-in wet room shower area with window to rear, two chrome heated towel

ladders.

Second Floor Landing:

Carpet, built-in storage cupboard.

Bedroom 3:

13'6" x 9'6" (4.11m x 2.90m) Window to side, carpet, radiator, built-in wardrobe cupboard.

Bathroom:

Window to front, carpet, three piece suite comprising panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls.



Front Garden:

Landscaped lawned garden with boundary hedging and five bar gated access to Large gravel driveway providing off road parking for several vehicles leading to;



Timber Double Garage:

22'5" x 17'7" (6.83m x 5.36m) One side of this garage is open, the other has doors to the front.

Single Garage:

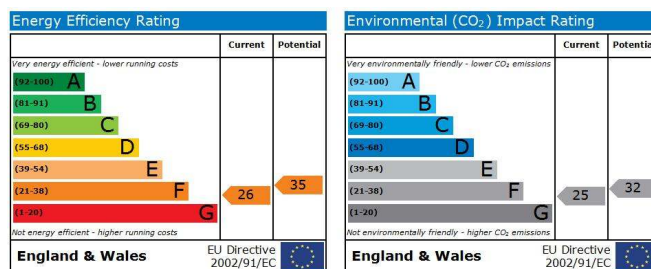
19'5" x 9'4" (5.92m x 2.84m) Double doors, power and light.

Rear Garden:

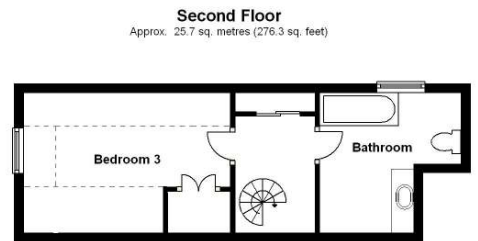
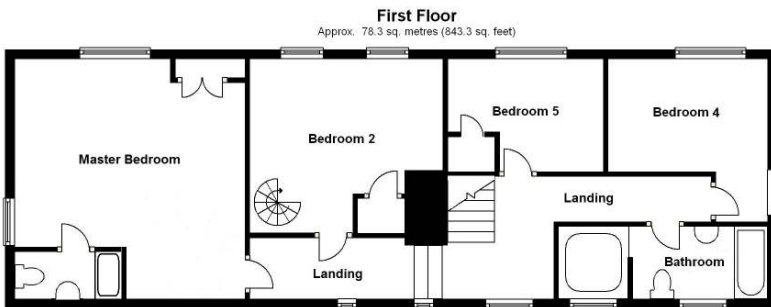
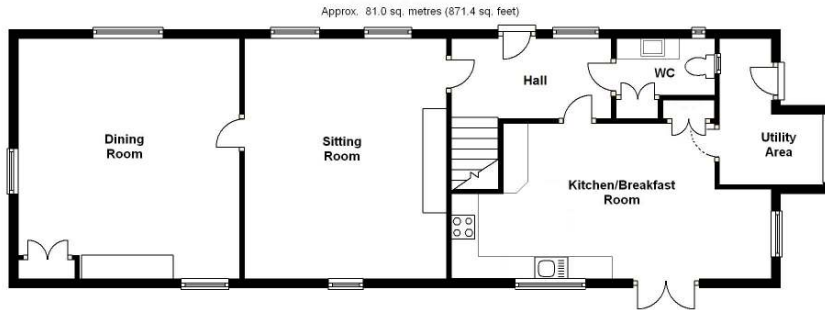
Large rear garden principally laid to lawn with walled, lit flagstone patio area, secluded vegetable garden with raised beds, garden shed, mature fruit tree. The total plot extends to 0.46 of an acre.

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: SAD1713286



Total area: approx. 185.0 sq. metres (1991.0 sq. feet)
This floor plan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using The Mobile Agent.



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