



Charing Village, Kent



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A unique opportunity to purchase a detached two storey, two bedroom property, occupying a corner position on a small select development close to the centre of Charing village, built approximately 8 years ago by Kent developers, Pentland Homes.

The property benefits from individually designed, two storey accommodation comprising an entrance hall with a feature spiral staircase, downstairs cloakroom, contemporary fully fitted kitchen/breakfast room with a full range of integrated appliances and feature full height windows and the addition of a double glazed conservatory overlooking the rear garden. On the first floor, the accommodation comprises a large open plan sitting/dining room with a mezzanine balcony overlooking the kitchen breakfast room, two bedrooms and a "Jack & Jill" style four-piece contemporary bathroom suite. Other notable features include sealed unit double glazing and gas fired central heating via radiators.

Outside, the property benefits from generously proportioned rear and side gardens which are principally laid to lawn with an attractive flagstone patio and off-road parking is afforded by way of two allocated parking spaces.

Brenchley Mews occupies a convenient position just off the historic high street in Charing village with its interesting mix of village shops, pubs, restaurants, churches, health club, primary school and doctor's surgery.

Transport links are well supported with a mainline 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.

Unique properties such as this rarely appear on the open market and we strongly urge interested applicants to make immediate arrangements to view to avoid disappointment.

Accommodation briefly comprises (all measurements approximate)

with inset Franke single drainer 1½ bowl composite sink unit and mixer tap, range of integrated appliances including a fridge and freezer, washing machine and dishwasher, Neff oven and microwave with matching inset stainless steel gas hob with over head extractor hood, central storage island and fitted breakfast table, double glazed french doors to;



**Conservatory:**

12' 7" x 11' 1" (3.84m x 3.38m) Double glazed windows to front, side and rear, double glazed french doors to side, oak floor with fitted underfloor heating.



**First Floor:**

**Jack & Jill Bathroom:**

Velux window to rear, double glazed window to side, contemporary four piece bathroom suite comprising panelled bath with mixer tap, low level WC, wash hand basin with mixer tap and cupboard under, corner shower enclosure, vertical chrome radiator, part-tiled walls, tiled floor, door leading to;



**Bedroom Two:**

8' 8" x 8' 6" (2.64m x 2.59m) Two Velux windows to rear, carpet, radiator, built-in wardrobe cupboard.

**Outside:**

Generously proportioned corner plot rear garden with large lawned area and flagstone patio area with dwarf wall, outside power, outside tap, outside light, two garden sheds, side pedestrian access.

**Allocated Off-Road Parking:**

Two allocated off-road parking spaces.

**Energy Performance Certificate:**

The graphs that follow are taken from the Energy Performance Certificate for this property, a full copy of which is available on request.

### Entrance Hall:

Entrance door and double glazed window to front, tiled floor, radiator, built-in storage cupboard, telephone point.



### Downstairs Cloakroom:

Window to side, tiled floor, part-tiled walls, low level WC, radiator, wash hand basin with mixer tap.



### Kitchen/Breakfast Room:

16' 2" x 12' 8" (4.93m x 3.86m) narrowing to 9' 2" (2.79m) A very light and airy room featuring stunning double glazed full height windows and french doors to rear, tiled floor, radiator, an extensive range of contemporary fitted wall and base units

### Sitting/Dining Room:

20' 4" x 16' 10" (6.2m x 5.13m) Double glazed windows to side and rear, two Velux windows to rear, double glazed french doors leading to Juliette balcony, mezzanine balcony overlooking Kitchen/Breakfast Room, wooden flooring, two radiators, television point, telephone point.



### Master Bedroom:

14' 10" x 11' 6" (4.52m x 3.51m) Double glazed french doors to Juliette balcony, carpet, radiator, double glazed window to side, telephone point, door to;



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

### Important Notice:

1. These particulars have been prepared in good faith and are intended as a general guide only for prospective purchasers and must not be relied upon as a statement of fact. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. Any measurements (areas or distances we have referred to), are approximate and are not precise. Accordingly, room sizes should not be relied upon for carpets and furnishings. The photographs show only certain parts and aspects of the property as at the time they were taken.
3. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services/appliances or any specific fittings are in working order.
4. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any such reference is made to planning permission or potential uses, such information is given in good faith.
5. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office for further information and verification. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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