



Maidstone Road

Hothfield, Kent



Maidstone Road, Hothfield, Ashford, Kent

A beautifully presented four bedroom semi-detached period cottage located on the outskirts of Ashford with a detached barn annexe, offering a plot in the region of 0.31 of an acre with views across neighbouring countryside and fields.

The property has been lovingly maintained and improved by the current owners during their tenure at the property, which is believed to date back to 1850 with some parts having been subsequently extended over the years to create a warm and welcoming home with a balanced mix of period and contemporary features.

The accommodation is arranged over two floors to include entrance hall, cloakroom, large kitchen/breakfast room, sitting room with gas fire, dining room, first floor landing, three double bedrooms and a single bedroom/study with a family bathroom. Outside, the plot totals 0.31 acres with a gated shingle entrance driveway with turning circle offering extensive parking, lawned mature gardens with a range of shrubs and borders overlooking fields to the rear and there is a detached annexe barn offering potential for guest accommodation with kitchen and bathroom areas.

The village of Hothfield is in the rural district of Ashford and is located North-West of Ashford town, Hothfield common is close by with its 143 acres of heathland and lowland valley bogs and a nature reserve managed by the Kent Wildlife Trust with children's playground adjacent. The village has a shop, post office and good bus routes and the Medieval parish church is dedicated to St Margaret and was rebuilt in 1598 after a fire.

The market town of Ashford is just 3 miles away with its wide variety of shops, eateries, public houses and schools. Ashford international station is just 3.9 miles away with a fast service to London St Pancras in just 37 minutes and connections to the channel Tunnel and Europe. The property is also conveniently located for access to junction 9 of the M20 Motorway which is just 2.8 miles away with the Channel Tunnel being just a 20 minute drive offering access to the continent within the hour.

Accommodation briefly comprises (all measurements approximate)

Entrance Hall:

UPVC entrance door with leaded glazed insert, double glazed leaded window to side, radiator, exposed beams, laminate flooring.



Cloakroom:

Double glazed frosted window to side, radiator, vanity sink unit and mixer tap, low level WC, carpet flooring, fully tiled walls.

Sitting Room:

17'0" (to fire) x 15'9" (5.18m x 4.80m) Double glazed leaded window to front, radiator, feature gas fireplace with slate hearth and slate shelf area, television point, coved ceiling, carpet flooring.



Kitchen/Breakfast Room:

U-shaped room with utility area. 19'0" x 12'8" (5.79m x

3.86m) at its largest, double glazed leaded window to side, two double glazed leaded windows and door to front, fitted pantry cupboard with frosted glazed door, fitted storage cupboard, a range of fitted wall and base units with roll fronted laminate work tops over, inset 1 ½ bowl sink with mixer tap, inset halogen hob, integrated double Whirlpool electric oven, space for tumble dryer and dish washer, floor mounted 'Ideal Mexico' gas fired boiler serving central heating and hot water, ceramic tiled floor with pebble insert.



Utility Area:

Butler sink, space for washing machine, tiled splash backs.

Dining Room:

16'0" x 10'0" (4.88m x 3.05m) Double glazed leaded door to rear, double glazed leaded windows to rear, two radiators, exposed beams, vaulted ceiling measuring 14' at its highest, stairs to first floor, carpet flooring.



First Floor Landing:

Exposed beams, opening overlooking dining area, double

glazed leaded window to rear offering superb views of the countryside, fitted airing cupboard and hot water tank.

Bedroom One:

13'0" x 9'10" (3.96m x 3.00m) Double glazed leaded window to front, radiator, fitted double wardrobe with glazed bi-fold doors, television point, exposed beams, recessed lighting, carpet flooring, shelf storage area.



Bedroom Two:

13'0" x 8'1" (3.96m x 2.46m) Double glazed leaded window to front, radiator, exposed beams, fitted wardrobe cupboard, carpet flooring.



Bedroom Three:

10'4" x 10'3" (3.15m x 3.12m) into eaves, double glazed leaded window to rear offering wonderful views of neighbouring fields and countryside, radiator, fitted double cupboard, half wood panelled walls, laminate flooring. Currently used as an office.

Bedroom Four/Study:

9'0" x 5'2" (2.74m x 1.57m) Double glazed leaded dormer window to side, radiator, fitted storage cupboard/wardrobe, carpet flooring.

Bathroom:

Double glazed frosted leaded window to front, heated chrome towel rail/radiator, vanity sink unit with fitted cupboards, integral mirror and lights, corner shower cubicle with curved glazed doors, fully tiled, panelled bath with mixer tap, low level WC, exposed beams, ceramic tiled floor, recessed lighting, extractor fan.



Detached Annexe:

Main Area:

21'9" x 9'8" (6.63m x 2.95m) Wooden entrance door, window to rear and side, exposed beams and vaulted ceiling, electric radiators, fitted storage cupboards, part carpet flooring, part laminate flooring.



Kitchen Area:

Low level units with laminate worktops over, stainless steel sink with mixer tap, space for fridge freezer.

Bathroom:

Door to rear, fitted double shower with glass brick wall, two windows, low level WC, vaulted ceiling.

Outside:

Front:

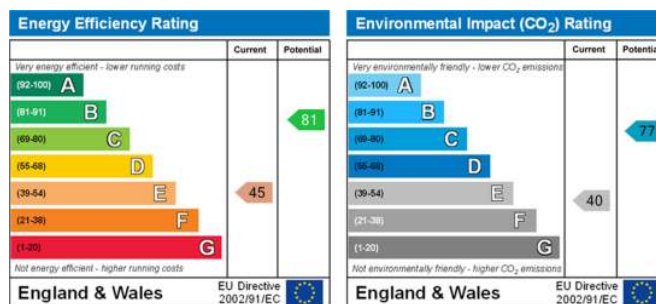
Gated shingle driveway to front with planted turning circle, extensive parking for numerous vehicles, single car port, flag stone steps to front door, garden shed.

Rear:

Total plot measuring 0.31 Acres, large flagstone patio area with shingle inserts near house, outside tap, small summer house and additional shed, garden pond with water stone feature, a variety of trees, shrubs and planted borders, garden well, garden principally laid to lawn, stunning views across fields to the rear.

Energy Performance Certificate:

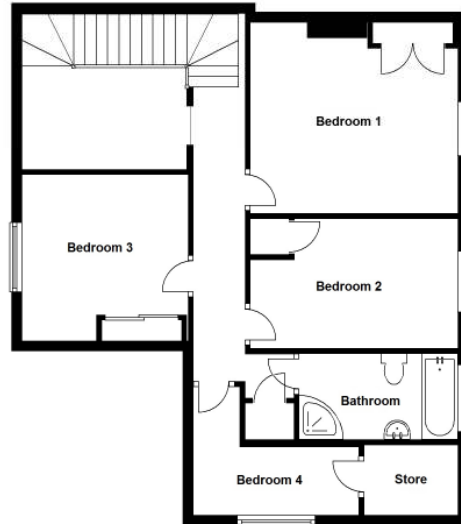
The graphs that follow are taken from the Energy Performance Certificate for this property, a full copy of which is available on request.



Property Reference: SAD1713262

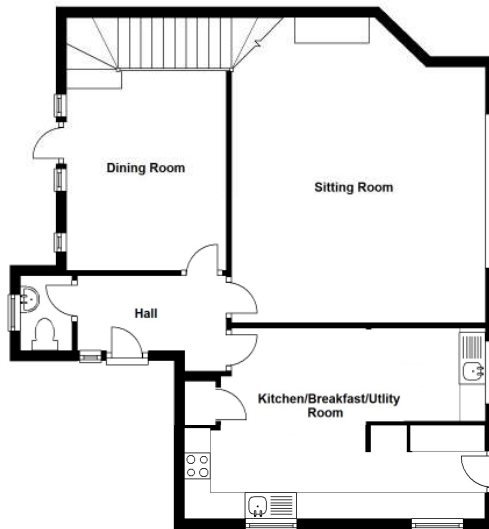
First Floor

Approx. 89.6 sq. metres (748.6 sq. feet)



Ground Floor

Approx. 73.9 sq. metres (785.6 sq. feet)



Total area: approx. 143.5 sq. metres (1544.2 sq. feet)

This floor plan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



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