Cage Lane, Smarden, Kent, TN27 8QD

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A character two bedroom semi detached cottage with off road parking, believed to have been built circa 1840 situated in the sought after Wealden village of Smarden.

The comfortable accommodation offers a wealth of exposed timbers and brickwork with a sizeable dining room with feature fireplace, sitting room with wood burning stove, country style kitchen, two double bedrooms with beamed vaulted ceilings and a modern bathroom.

Outside, the property benefits from off road parking for one vehicle and a pretty rear garden with side decked patio and a useful air conditioned garden office building.

Smarden is an extremely sought after historic village boasting its own Church, village hall, Post Office and stores, butchers shop and three well respected pubs. The village is situated close by the neighbouring villages of Pluckley and Headcorn, both with mainline railway stations to London Charing Cross and Ashford International which benefits from the High Speed 37 minute train service to London St Pancras.

The larger market town of Ashford is just 11 miles east of the property offering a comprehensive range of shopping, leisure and schooling facilities, along with out of town outlet discount shopping options.

Properties of this type, in this location are rarely available for sale and interested applicants are strongly advised to make immediate arrangements to view.

Accommodation briefly comprises (all measurements approximate)

Dining Room:
14'3" x 12'5" (4.34m x 3.78m) Entrance door, leaded window to front, oak floor, radiator, feature fireplace, two built-in storage cupboards.

Sitting Room:
13'7" x 10'7" (4.14m x 3.23m) Leaded window to front, oak floor, feature fireplace with fitted wood burning stove, television point.

Kitchen:
10'11" x 9'2" (3.33m x 2.79m) Window to rear, oak floor, country style kitchen with a range of free standing base and fitted wall units with butcher's block work top surfaces and fitted butler sink, built-in oven and inset gas hob with overhead extractor hood, radiator, part tiled walls.

Rear Hallway:
Stable door to side, window to rear, oak floor, radiator, stairs to first floor landing.

First Floor Landing:
Window to rear, carpet.

Bedroom 1:
14'2" x 10'3" (4.32m x 3.12m) Leaded window to front, carpet, radiator, feature brick built fireplace, vaulted beamed ceiling.

Bedroom 2:
12'6" x 8'11" (3.81m x 2.72m) Leaded window to front, carpet, radiator, vaulted beamed ceiling, walk-in wardrobe cupboard.

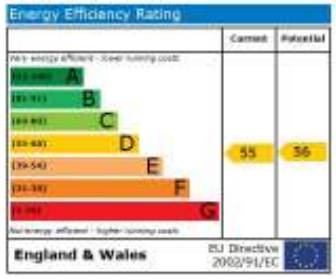
Bathroom:
Two windows to rear, carpet, three piece bathroom suite comprising panelled bath with mixer tap and shower attachment and electric shower over, pedestal wash hand basin, low level w.c., heated towel rail, part tiled walls, extractor fan.

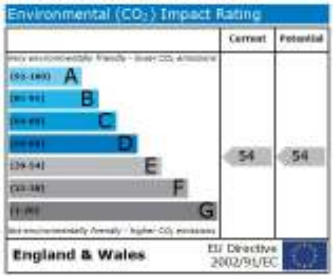
Off Road Parking:
Driveway for one vehicle to the side of the property.

Rear Garden:
Pretty rear garden with lawn and brick paths and patio, fenced to sides, side decked patio with pergola, brick garden store, stone/brick built office building with power and light, broadband facility.

Directions:
From our office in Charing, proceed south along the Pluckley Road following signs for Smarden. Once in the High Street in the village of Smarden, proceed to the Chequers Pub at the end of the High Street, then follow the road to the left and immediately to the right into Cage Lane. The Property can be found on the left hand side.

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.





View to Rear:

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.

Property Reference: SAD1713306

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