



'Our Focus Determines Your Reality'



Mill Lane
Smarden
Kent
TN27 8NN



Entrance Hall * Sitting Room * Study * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom Suite * Guest Bedroom, Ensuite
Two Further Double Bedrooms
Family Bath and Shower Room

Enclosed Garden * Two Bay Cart Lodge/Workshop/Storage Above
Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

Presented in immaculate condition, this attractive detached family home is believed to date from the 1850s with later additions. The well-proportioned rooms provide comfortable living, with tri-fold doors in the stylish kitchen/dining room opening onto a tiled terrace ideal for alfresco entertaining. Set in delightful, enclosed gardens, the property is located on a semi-rural country lane in the charming Kentish village of Smarden.

The accommodation consists of an entrance hall, double aspect sitting room opening into the double aspect kitchen/dining room with tri-fold door to the terrace, a study with fireplace and log burning stove, a utility room with door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom suite comprising a double aspect double bedroom, ensuite shower room and a dressing room, three further double bedrooms, one with ensuite shower room and a family bath and shower room.

Outside gates open onto a gravel driveway which is enclosed with mature hedging and leads to the two-bay cart lodge with workshop attached and storage above. The garden to the rear is also enclosed with mature hedging, is laid to lawn with mature flower and shrub beds, established trees and areas of terracing.



SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

Main line stations are available at Headcorn some 5 minutes' drive, Pluckley 10 minutes' and Ashford International with the fast link to London some 20 minutes' drive.

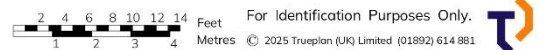
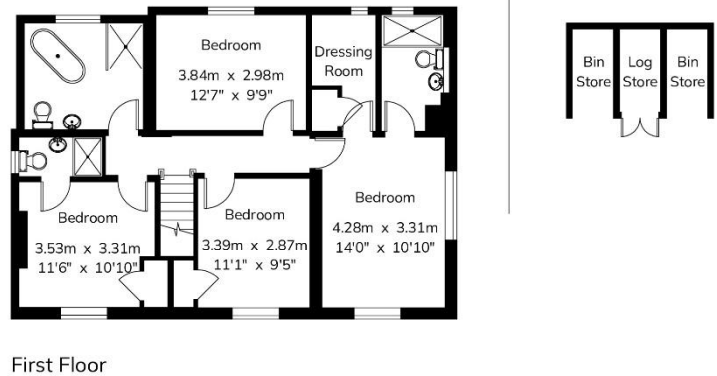
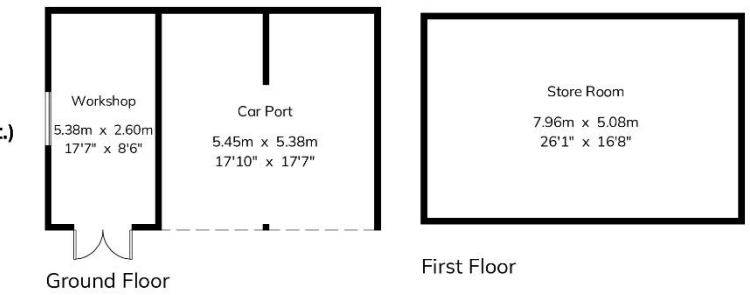


Millview Cottage

House - Gross Internal Area : 190.9 sq.m (2054 sq.ft.)

Workshop / Car Port - Gross Internal Area : 84.8 sq.m (912 sq.ft.)

Log / Bin Store - Gross Internal Area : 7.3 sq.m (78 sq.ft.)



SERVICES

Mains electricity and water. Central heating - oil and solar PUV. Graff Sewage Treatment Plant.

Ashford Borough Council - Council Tax Band G

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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