



**Price**  
**£425,000**

**Freehold**

3x  1x  3x 

**Ham Farm Cottages,  
Ham, Deal, Kent, CT14**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room: 11'11 x 10'8 (3.63m x 3.25m)

Kitchen : 13'11 x 7'11 (4.24m x 2.41m)

Lounge : 20'8 x 11'10 (6.30m x 3.61m)

Garden Room : 16'11 x 7'5 (5.16m x 2.26m)

### FIRST FLOOR

Landing

Bedroom 2: 13'10 x 11'10 (4.22m x 3.61m)

Bedroom 1: 14'0 x 11'10 (4.27m x 3.61m)

Bedroom 3: 12'4 x 8'0 (3.76m x 2.44m)

Bathroom

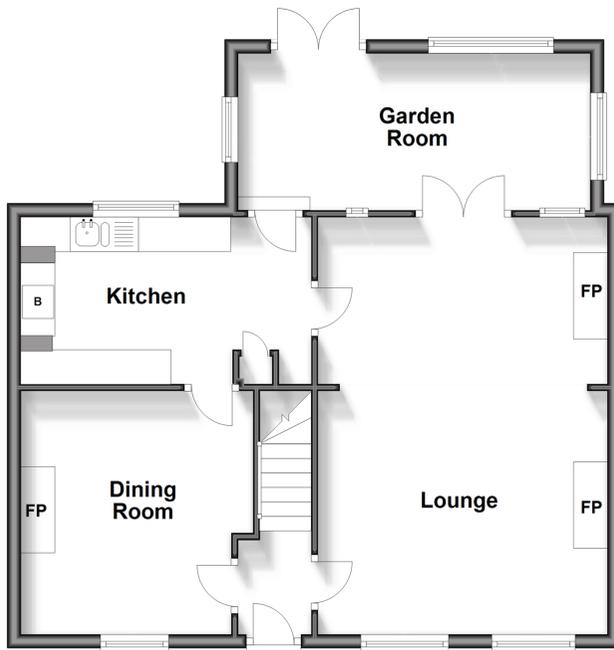
### OUTSIDE

Parking

Front and Rear Gardens

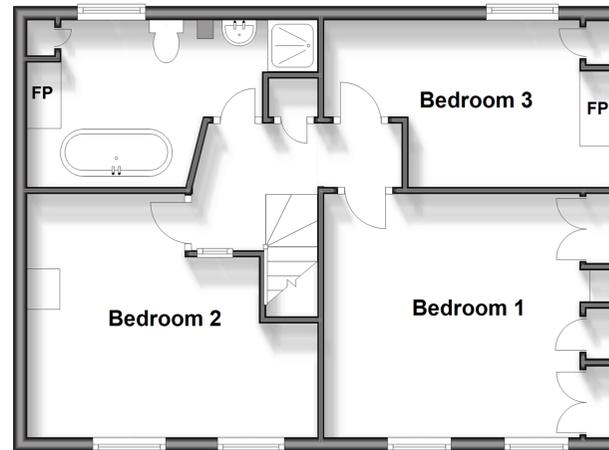
### Split Level Ground Floor

Approx. 64.3 sq. metres (692.4 sq. feet)



### First Floor

Approx. 52.1 sq. metres (560.3 sq. feet)





## Main features

- Stunning views to front and rear with sun rise and set visible
- Off Road parking for two vehicles
- Idyllic rural location
- Character filled with feature panelling and fireplaces
- In excellent condition throughout with ample living space



### Nearest Schools

Primary Schools: Worth Primary 1.2 miles, Eastry C of E Primary 1.2 miles, Northbourne C of E Primary 1.6 miles

Secondary Schools: Sandwich Technology School 1.4 miles, Sir Roger Manwood's School 2.0 miles, Brewood



### Transport Information

Train Stations: Sandwich 1.9 miles, Deal 3.2 miles, Walmer 3.5 miles



### Address

Ham Farm Cottages, Ham, Deal, Kent, CT14



### Directions

For directions to this property please contact us.



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Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: E(40) POTENTIAL: C(30)

10634954/20240420/BG/WSM