



**Guide Price**  
**£775,000**

**Freehold**

4x  1x  3x 

**Church Hill, Charing  
Heath, Ashford, Kent,  
TN27**

*Wards*  
Helping you move forwards



## Main features

- Beautiful substantial family home
- Versatile living spaces including a vast garden room
- Ample parking from a garage and driveway
- Large private rear garden ideal for entertaining
- Situated in the sought after Charing Heath area

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Snug: 12'1 x 10'11 (3.69m x 3.33m)  
Lounge: 22'0 x 14'6 (6.71m x 4.42m)  
Garden Room: 22'0 x 12'8 (6.71m x 3.86m)  
Kitchen: 14'6 x 13'3 (4.42m x 4.04m)  
Utility  
Cloakroom  
Dining Area: 12'1 x 11'1 (3.69m x 3.38m)

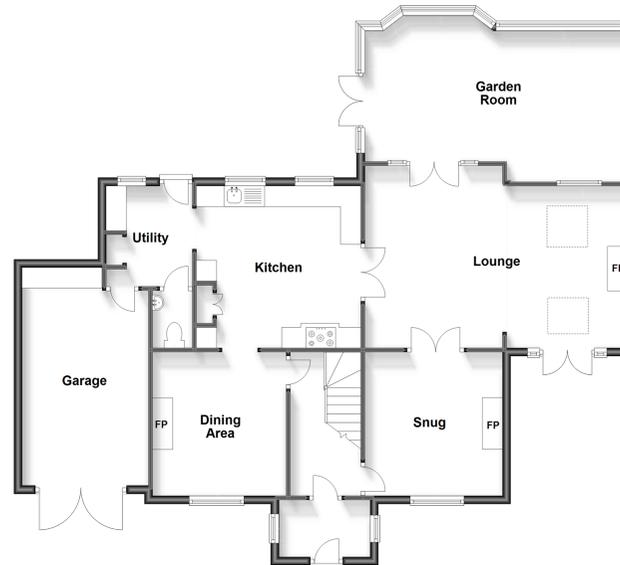
### FIRST FLOOR

Landing  
Bedroom 1: 16'7 x 14'6 (5.06m x 4.42m)  
En-Suite Shower Room  
Bedroom 2: 18'1 x 10'1 (5.52m x 3.08m)  
Bedroom 3: 12'1 x 10'11 (3.69m x 3.33m)  
Bedroom 4: 11'1 x 8'5 (3.38m x 2.57m)  
Bathroom

### OUTSIDE

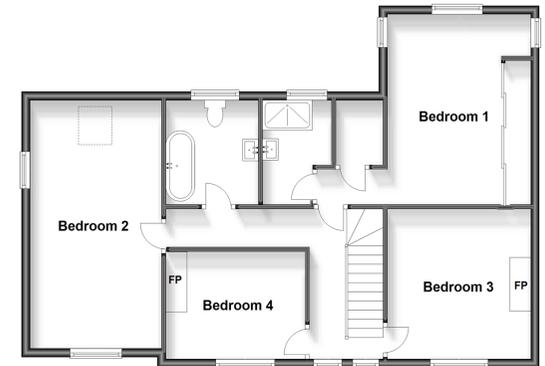
Front & Rear Gardens  
Garage & Driveway

Ground Floor  
Approx. 125.7 sq. metres (1353.0 sq. feet)



Total area: approx. 202.3 sq. metres (2178.0 sq. feet)

First Floor  
Approx. 76.6 sq. metres (824.9 sq. feet)



Call Ashford - 01233 639531 ■ [wardsokent.co.uk](http://wardsokent.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



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