



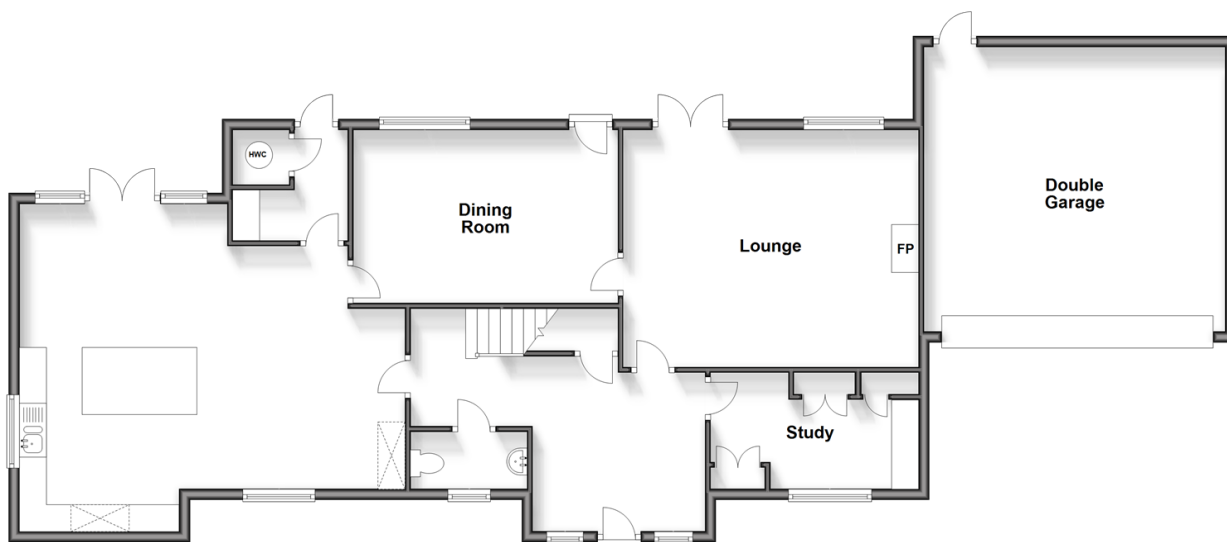
Guide Price
£850,000
Freehold

4x  3x  2x 

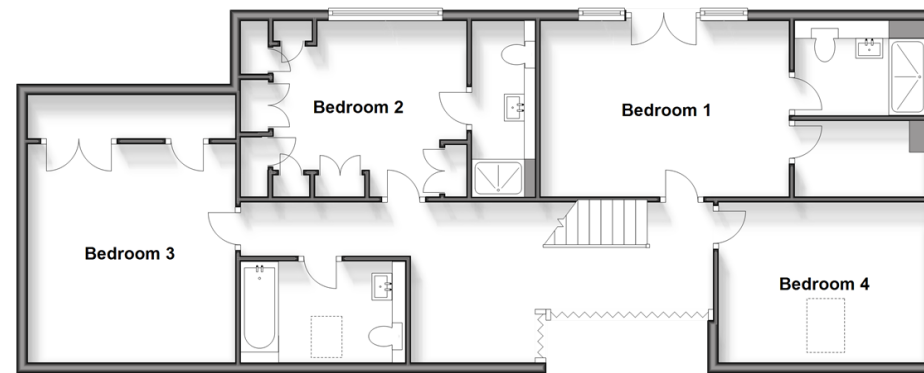
Tile Lodge Road, Charing Heath, Ashford,
Kent, TN27

Wards
Helping you move forwards

Ground Floor
Approx. 140.4 sq. metres (1511.7 sq. feet)



First Floor
Approx. 96.9 sq. metres (1042.9 sq. feet)



Accommodation

GROUND FLOOR

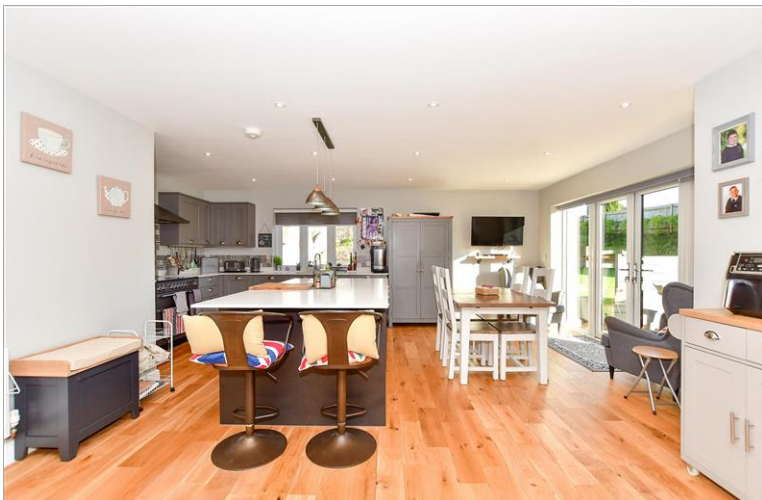
Hallway
Study: 12'0 x 6'7 (3.66m x 2.01m)
Lounge: 18'3 x 14'5 (5.57m x 4.40m)
Dining Room: 16'1 x 10'9 (4.91m x 3.28m)
Kitchen/Breakfast Room: 23'0 x 20'1 (7.02m x 6.13m)

FIRST FLOOR

Landing
Bedroom 1: 15'1 x 10'9 (4.60m x 3.28m)
En-Suite Shower Room
Walk-in Wardrobe
Bedroom 2: 14'4 x 10'9 (4.37m x 3.28m)
En-Suite Shower Room
Bedroom 3: 15'1 x 12'4 (4.60m x 3.76m)
Bedroom 4: 12'4 x 10'4 (3.76m x 3.15m)
Bathroom

OUTSIDE

Double Garage
Off Road Parking
Rear Garden
Outbuilding: 13'7 x 9'1 (4.14m x 2.77m)



Main features

- Immaculately presented with the 'WOW' factor
- All bedrooms are doubles with two benefiting from en-suite facilities
- High spec kitchen/breakfast room offering a sociable space
- Very generous size rear garden with large patio for entertaining as well as fully fitted and insulated outbuilding
- Sought after semi-rural village location



Nearest Schools

Primary Schools: Charing C of E Aided Primary 1.4 miles, Egerton C of E Primary 1.8 miles, Pluckley C of E Primary 2.4 miles. Secondary Schools: Heath Farm School 0.2 miles, Swadelands School 2.8 miles, Goldwyn Community Special School 4.5 miles.



Transport Information

Train Stations: Charing 1.3 miles, Pluckley 3.6 miles, Ashford International 6.7 miles



Address

Tile Lodge Road, Charing Heath, Ashford, Kent, TN27



Directions

For directions to this property please contact us.



Call Ashford Branch 01233 639531 ■ wardsofkent.co.uk



■ The seller is a person connected with Wards as defined in the Estate Agents Act 1979
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



12242459/20231130/VMK/AS