



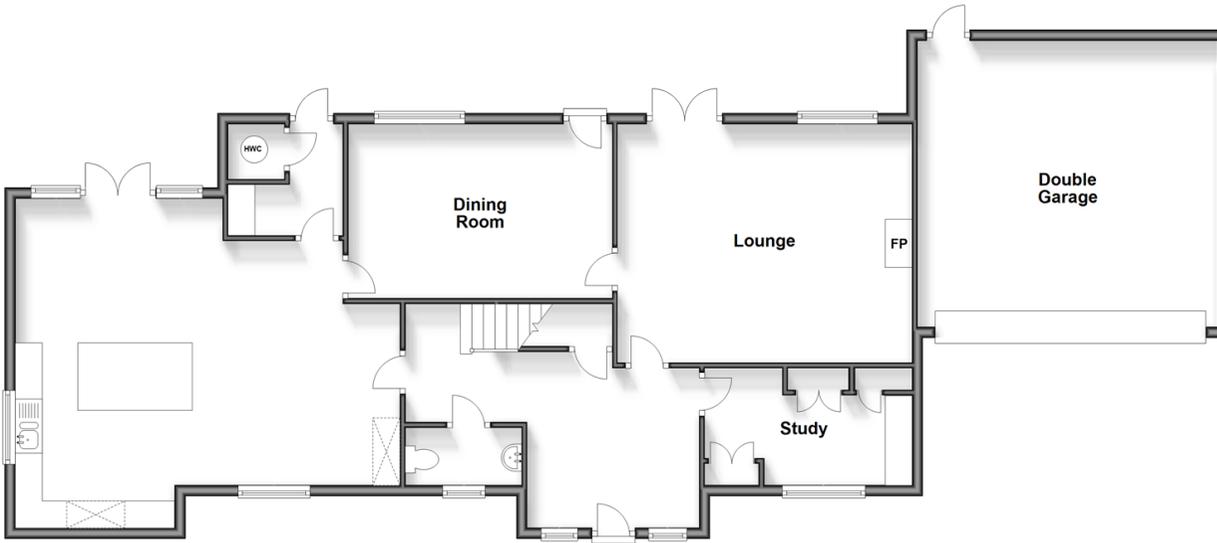
**Guide Price**  
**£850,000**  
**Freehold**

4x  3x  2x 

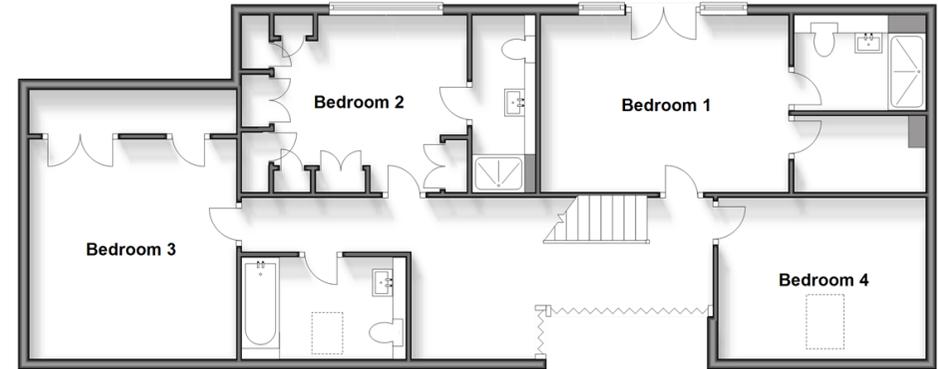
Tile Lodge Road, Charing Heath, Ashford,  
Kent, TN27

*Wards*  
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**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.



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Helping you move forwards

Call Ashford Branch 01233 639531 ■ [wardsofkent.co.uk](http://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

EPC RATING	CURRENT:	POTENTIAL:
	B(36)	A(92)

12242459/20231130/VMK/AS