



Guide Price

£400,000

Freehold

4x  1x  3x 

**Cranbrooks, Blind Lane,
Mersham, TN25**

OVER 60?

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

Wards
Helping you move forwards



Ground Floor
Approx. 71.6 sq. metres (770.4 sq. feet)

Main features

- **Countryside location**
- **Character cottage**
- **Off-road parking**
- **Located in an idyllic setting with amazing walks, and local village amenities within walking distance**
- **Mainline train station not far, with good local schools available and easy interlinks for commuters**

Accommodation

GROUND FLOOR

Porch
Hallway
Cloakroom
Dining Room: 8'5 x 8'4 (2.57m x 2.54m)
Study: 8'9 x 8'7 (2.67m x 2.62m)
Kitchen: 12'5 x 10'4 (3.79m x 3.15m)
Shower Room
Lounge: 13'7 x 11'8 (4.14m x 3.56m)
Bedroom 1: 11'9 x 11'0 (3.58m x 3.36m)

FIRST FLOOR

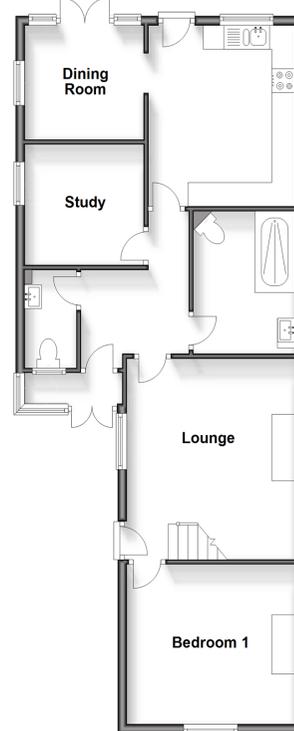
Landing
Bedroom 2: 11'2 x 10'1 (3.41m x 3.08m)
Bedroom 3: 12'1 x 10'9 (3.69m x 3.28m)

SECOND FLOOR

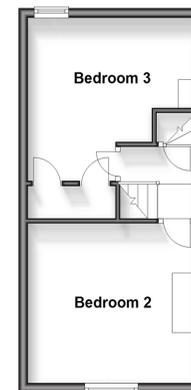
Bedroom 4: 12'9 x 12'5 (3.89m x 3.79m)

OUTSIDE

Front & Rear Gardens
Driveway



First Floor
Approx. 28.2 sq. metres (303.0 sq. feet)



Second Floor
Approx. 14.4 sq. metres (155.2 sq. feet)



Call Ashford - 01233 639531 ■ wardsokent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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