



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



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)

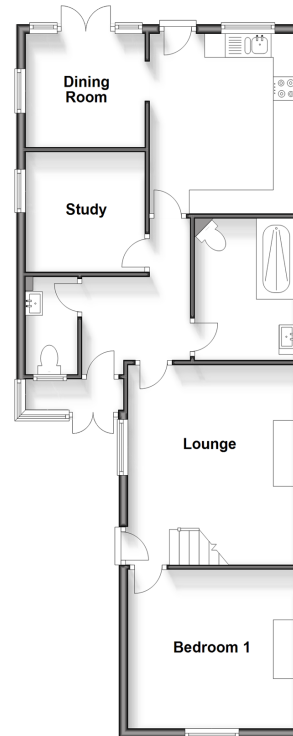
SECOND FLOOR

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

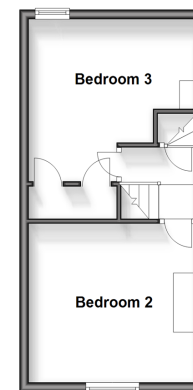
OUTSIDE

Front & Rear Gardens
Driveway

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



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 ■ wardsofkent.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.

EPC RATING Lightbulb icon 100%	CURRENT: F(22)	POTENTIAL: B(89)
The Property Ombudsman	INVESTORS IN PEOPLE 12242566/20240316/RG/CF	