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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Total area: approx. 141.2 sq. metres (1520.0 sq. feet)
 Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright: Wimerley
 Plan produced using PlanUp.





EPC Rating:
TBC



LOCATION, LOCATION, LOCATION! We are delighted to present to the market this well presented spacious 4-bedroom Semi-Detached family home set in the charming village of Ruckinge. With lovely far-reaching views stretching across the Romney Marsh countryside and rear garden backing onto farmland this property is certainly perfect for anyone looking for that slice of village life.

The accommodation on offer comprises of an entrance hallway with access to cloakroom and stairs leading to first floor with handy understairs

storage. The living accommodation is open plan with lounge located to the front leading through to dining area with doors to garden and recently modernised kitchen. The garage has recently been partitioned to provide a utility room with additional storage to the front. To the first floor is a large landing with doors leading to 4 bedrooms, 3 of which being doubles and enjoy some lovely views, there is also the family bathroom. To the front is the lawned garden with driveway leading to front door and gated side access. To the rear the garden is mostly laid to lawn and backs onto farmland.

- **Lovely Ruckinge Village Setting**
- **Spacious Semi-Detached Family Home**
- **4 Bedrooms**
- **Far Reaching Views over Romney Marsh Countryside**
- **Open Plan Living Accommodation**

The pretty village of Ruckinge is situated approx. 7 miles from Ashford and borders the Romney Marsh countryside. The Royal Military Canal runs through the lower part of the parish offering good coarse fishing. The village has a fabulous family feel with many organisations/clubs to be enjoyed at Ruckinge for the children such as Scouts, Guides, Brownies, Cubs, Beavers, Rainbows, Sunday School and Venture Scouts. Hamstreet is also within easy reach and offers all the facilities of a small town including primary school, pub, shops, doctors' surgery, Indian restaurant and is well placed for easy access to Ashford International Station with its high speed link to London St Pancras taking approximately 37 minutes.

For full measurements and layout please see attached floorplan.

Tenure: Freehold

Local Authority: Ashford Borough Council

