



1 Artisan Road,
Headcorn, Kent TN27 9AZ

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Guide Price : £675,000

This attractive detached 4 bedroom / 3-bathroom property enjoys a very convenient location just a short walk from the centre of Headcorn and all its many amenities, including its mainline station to London.

First occupied in 2019, this beautifully presented home offers the best of two worlds. On the one hand, the traditionally designed exterior gives it a lovely established feel, and on the other, the stylish, light and well-proportioned contemporary interior has been designed with modern living in mind.

There is a spacious kitchen / breakfast room, dining room and elegant lounge with bi-fold doors onto the garden. This property also exudes practicality, with a utility and cloakroom and good amounts of built-in storage. The bedrooms are all good sizes and the bathroom facilities, which include a family bathroom and two en-suite shower rooms, of a high specification.

This house also benefits from a pretty enclosed garden, double bay car barn and off-street parking for two vehicles.

- Individual detached 4 bedroom / 3 bathroom property
 - Built to a high specification / warranty in place
 - Presented in immaculate order throughout
 - Flexible family friendly accommodation
 - Pretty enclosed garden to rear
 - Double car barn and off-street parking
 - Many good countryside walks on doorstep
 - Wide choice of good schools in area
 - Short walk to Headcorn mainline station

Situation: The thriving village of Headcorn has a good range of shops including a Sainsbury's Local, bakers, delicatessen, post office, hardware store, dentist and doctors surgeries, ancient Church and well regarded primary school. There are excellent recreational facilities and an active community offering many sports clubs and societies. The well-known Chart Hills and Weald of Kent golf clubs are nearby. Headcorn Station is within walking distance, with services to London Charing Cross and Ashford, from where the high-speed service goes to Ebbsfleet, Stratford and London St. Pancras (a journey of around 37 minutes). The Cinque Port town of Tenterden and County town of Maidstone are both approximately 9 miles distant, both offering comprehensive shopping, leisure and health facilities. There is a wide selection of schools within the area, both state and independent.

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Warner Gray



The accommodation comprises the following with approximate dimensions:

ENTRANCE HALL 16' 10" x 9' 1 max" The front door opens into a welcoming entrance hall that forms the centre of the house. Karndean flooring. Stairs to first floor with large cupboard below.

SITTING ROOM 16' 10" x 12' 9 max" This lovely, elegant, triple aspect room is a perfect space for both winter and summer living. While the electric coal effect fire means it is perfect as a sitting room for cosy evenings in, the bi-fold doors that open on to the patio and garden beyond, make this the perfect place to sit and relax during the warmer months.

KITCHEN / BREAKFAST ROOM 18' 0" x 13' 4 max" With its high spec, fully fitted Commodore kitchen and adjoining breakfast area, this lovely room is truly the heart of this home. A range of contemporary high gloss base units, drawers and cupboards with worktops give a fresh Scandi feel.

The high-end appliances include a built-in Bosch double oven, Bosch four ring gas hob with extractor above, integrated dishwasher and fridge / freezer. One and a half bowl stainless steel sink with mixer tap. Karndean flooring. French doors give access to the patio and garden beyond, making this a sociable space for summer dining and entertaining. Door to utility.

UTILITY 6' 8" x 6' 6 max" This very useful utility area has a worktop with one bowl stainless steel sink, drainer and mixer tap, plumbing and space for a washing machine and dryer and under counter storage cupboard. Space for boots and cloaks. Boiler. Karndean flooring. Door to outside.

DINING ROOM 12' 0" x 11' 11 max" This useful room, currently set up as a dining room, could be utilised in a number of different ways. It would certainly make an ideal snug, playroom, teenage den, home office or hobby space. Karndean floor.

FIRST FLOOR LANDING Stairs lead from the ground floor to a light and airy landing, from which all the bedrooms are accessed. Airing cupboard housing hot water cylinder. Loft hatch.

PRINCIPAL BEDROOM 13' 10" x 13' 3 max" The spacious principal bedroom, with its sliding door wardrobes and en-suite, is a tranquil place to sleep and relax. A window to the side gives lovely views over the countryside beyond. **EN-SUITE SHOWER ROOM:** Contemporary suite comprising glass screened shower, wash basin with mixer tap, concealed cistern w.c and heated towel rail. Karndean floor.

BEDROOM 2 15' 4" x 13' 5 max" A generous double aspect room with views over the garden. **EN-SUITE SHOWER ROOM:** Modern suite comprising walk-in screened shower, wash basin with mixer tap, concealed cistern w.c and heated towel rail. Karndean floor.

BEDROOM 3 12' 10" x 8' 10 " A good size double bedroom with window to the front.

BEDROOM 4 /STUDY 9' 4" x 7' 8" This fourth bedroom would also function equally well as a study or home office. Window to rear.

FAMILY BATHROOM A stylish bathroom with suite comprising concealed cistern w.c, wash basin with mixer tap, bath and shower above. Heated towel rail. Karndean floor.

OUTSIDE This property occupies a corner plot at the start of the development. To the side is a driveway providing parking for two cars in front of a very useful double car barn.

To the rear of the property is a well screened garden where a patio provides a lovely place to sit and relax. NB: Across the road is a drainage pond which has been left by the developer for the enjoyment of wildlife and residents on the close.

SERVICES Mains water, electricity, gas and drainage. EPC: B. Local Authority: Maidstone Borough Council.

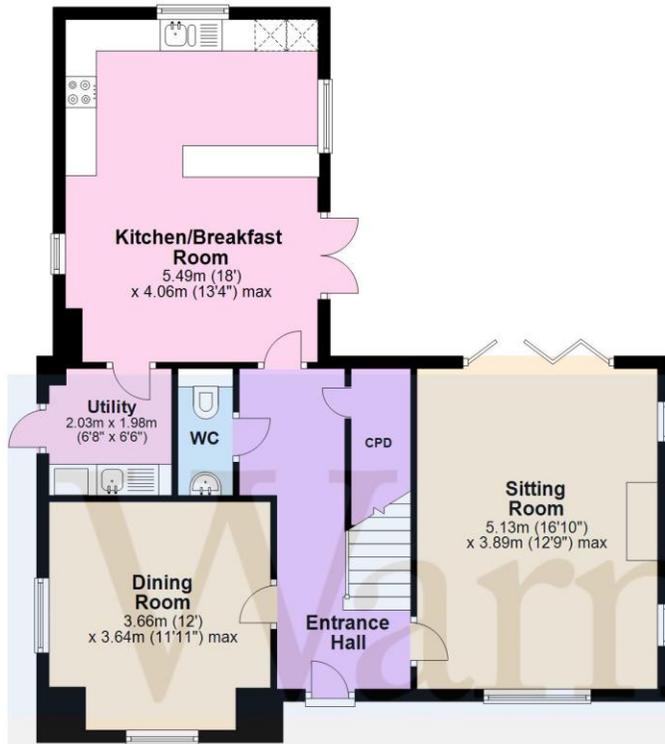
LOCATION FINDER what3words: chain.frames.jumbo

VIEWING Through WarnerGray 015580 766044



Ground Floor

Approx. 75.5 sq. metres (812.2 sq. feet)



First Floor

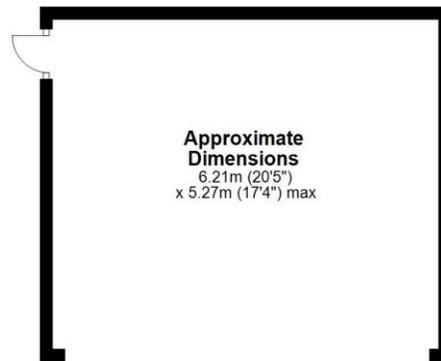
Approx. 75.4 sq. metres (812.1 sq. feet)



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Double Car Barn

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 183.8 sq. metres (1978.4 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 WarnerGray.
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