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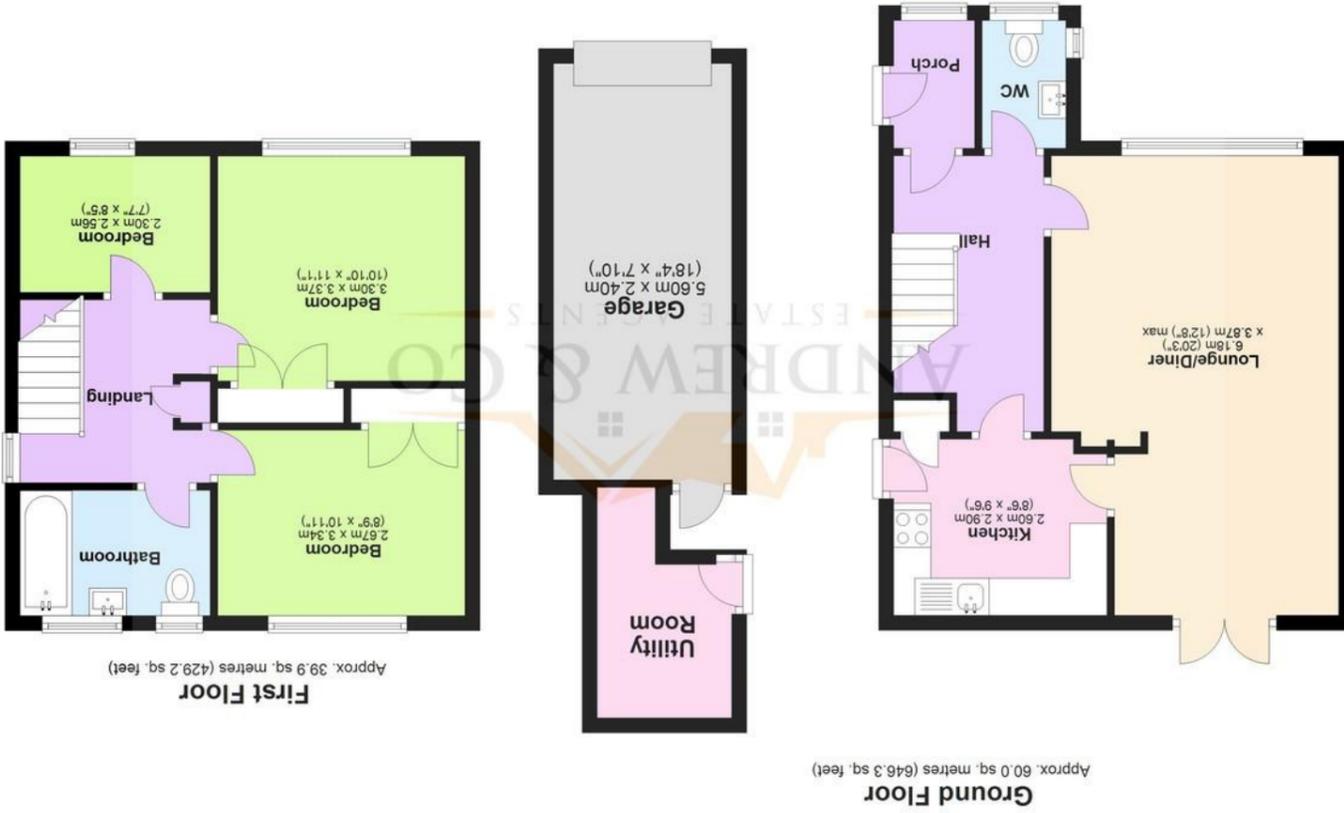
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: The attic rooms are included within the total square footage, but the eaves space is not. Plan produced using PlanUp.

Total area: approx. 99.9 sq. metres (1075.5 sq. feet)





EPC Rating:
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Nestled in the village Hastingleigh (technically Elmsted due to local boundaries), an area of Outstanding Natural Beauty, is this three-bedroom detached home. This spacious home has been recently improved by the current owners and offers a spacious lounge/dining room, cloakroom, modern kitchen, utility room, garage, driveway, large rear garden with far reaching views over countryside, three bedrooms and family shower room. The local villages of Bodsham and Wye offer Primary schools with an outstanding Ofsted rating. This house is a rare gem and early viewing is highly recommended.

Step into the entrance hall and you will find the stairs to the first floor and doors to the downstairs cloakroom, lounge/dining room and kitchen. The downstairs

cloakroom has a low level WC and wash hand basin, the spacious lounge/dining room has a window to the front and double French doors to the rear garden which bathe this room in natural light. There is also a feature fireplace and door into the kitchen.

The kitchen has been recently refurbished by the current owners and offers everything you need for a functional family kitchen. There is a range of wall and base units, integrated appliances including a double eye-level oven/microwave, induction hob, dishwasher and refrigerator. The window outlook offers a lovely view over the garden and you have a useful pantry cupboard and door out to the garden.

- Three Bedroom Detached House
- Garage and Driveway
- Desirable Village Location
- Far Reaching Views Over Countryside

Upstairs the landing has doors leading to all bedrooms, airing cupboard and family shower room. Bedrooms one and two are good size doubles with built-in double wardrobes. The view from the window of bedroom two overlooks the rear garden and the beautiful countryside beyond. Bedroom three has a useful over stairs wardrobe and window to the front. The family shower room was also recently installed by the current owners and provides a double walk-in shower cubicle, WC and wash hand basin.

To the front there is a driveway providing off road parking and front garden. The garage has an up and over door and also power and lights. The useful utility room sits behind and houses the central heating boiler and also offers space and plumbing for a washing machine, butler sink with work top space and doubles up as a useful boot room when returning from your country walks or time spent in the garden.

The rear garden is a fantastic size, with a range of plants and shrubs as well as two garden sheds. Behind the garden runs a footpath which leads onto beautiful countryside walks.

