

Ashford Office: 2 High Street, Ashford, Kent, TN24 8BQ  
 01233 632383  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY  
 01797 362898  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1LL  
 01622 687698  
 E: maldstone@andrewandco.co.uk  
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street, Folsom, Kent, CT19 4ET  
 01303 279955  
 E: chertton@andrewandco.co.uk  
 www.andrewandco.co.uk

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. 80.9 sq. metres (871.1 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. NB: The attic rooms are included within the total square footage, but the eaves space is not.  
 Plan produced using PlanUp.





EPC Rating:  
**TBC**



Presented to the market is this luxurious two-bedroom holiday park home. Located in the village of Ruckinge, this park home is nestled away in a quiet corner of the Kent countryside all while being just a short drive from the popular village of Hamstreet and close to Ashford also, so you can easily benefit from all the amenities they have to offer. Larger than most park homes available, this property has been lovingly renovated to an exceptional standard and offers any potential buyer a deceptive amount of space.

The lounge is cosy while still maintaining an airy feel due to the dual aspect windows and French patio doors leading to a fantastic modern decking area which wraps around half of the property. The open plan kitchen/diner is the centre piece of this fantastic home due to the bright and spacious accommodation on offer here, there are a range of wall and base units with in-built appliances and not forgetting the island which creates a perfect breakfast bar, while the dining area can easily accommodate a dining room table and four chairs. There are two double bedrooms on offer, the master is a spacious room filled with natural light due to the large bay window, it also benefits from ample built-in wardrobe

- 2 Bedroom Holiday Park Home
- Open 365 Days of the Year
- Open Plan Kitchen/Diner
- Good Size Lounge
- Two Double Bedrooms

space plus an en-suite with shower, W/C and hand basin. The second bedroom also a double and of a generous size has a built-in wardrobe for storage. The bathroom comprises, free standing bath with, low level WC and pedestal wash hand basin. If all of that wasn't enough this property also has an additional small room which is currently used as storage but could be utilised as a home office. To top all of that off, there is also a utility room. There is no concern over storage either with both loft space available and crawl space underneath the property.

Externally this property sits in a generous sized plot and offers a large rear garden with a picturesque outlook backing on to woodland. The garden houses a large shed with electric, there is a thoughtfully designed seating area and the rest laid to lawn. Wrapping round the property is a modern decking area which is a fantastic addition to an already impressive garden. Not forgetting the off-road parking available with space for 2 or 3 cars.

Please note this property is a holiday home and as such, cannot be used as a main residence. Although you can stay on site for 365 days of the year, you do have to provide an alternate postal address. There are service charges applicable on site which cover numerous services including water in and out, waste disposal and general maintenance & upkeep of communal areas.

