



Stylish contemporary energy efficient family home

Home Cottage, Station Road, Pluckley, Kent TN27 0QX

Freehold



Reception Hall • Drawing/Dining Room • Kitchen/Breakfast Room • Pantry • Utility Room • Cloakroom • Principal Bedroom Suite with Dressing Room and Bathroom • Three Further Bedrooms • Two Bath/Shower Rooms (1 En Suite) • Bedroom 5/Study

Gardens and Outbuildings

Delightful Landscaped Gardens and Terrace • Double Garage • Studio/Outbuilding • Greenhouse • Shepherds Hut • In Total about 0.63 of an Acre

Description

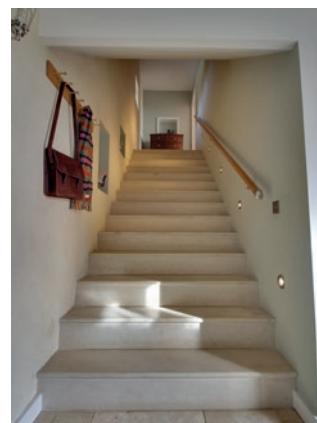
Beautifully situated with wonderful far-reaching panoramic views, Home Cottage is a contemporary, energy efficient family home which has been extensively re-modelled, extended and finished to a high specification by the current owners. Externally the property features rendered, timber and steel clad elevations with triple glazing, whilst internally incorporating over 2,800 sq ft of highly versatile living accommodation, with an air source heat pump central heating system and a rainwater harvesting unit minimising water consumption.

Features include; a reception hall with wide limestone staircase rising to the first floor, a most impressive drawing/dining room with open fireplace, fitted bookcases and floor to ceiling glazing to the southerly aspect, affording ample natural light and wonderful views, a bespoke fitted kitchen/breakfast room with Béton Ciré work surfaces and various freestanding appliances and a walk-thru pantry leading to a generous utility room.

Four attractive bedrooms over the ground floor (one currently used as a study) are served by two bath/shower rooms, stylishly equipped with modern sanitary ware. Bedroom two which benefits from the en suite, also enjoys independent access making it ideal for guests. On the first floor the master suite enjoys spectacular views.

The southerly-facing gardens provide a lovely backdrop with lawns interspersed with an array of specimen trees backing on to neighbouring farmland and well stocked borders providing year round colour and interest.

Outbuildings comprise a double garage, a shepherds hut and an excellent detached studio/outbuilding with separate vehicular access.





Situation

Local & Comprehensive

Shopping: The historic Kentish villages of Pluckley (1 mile) and Bethersden (3.7 miles) have a variety of amenities including a post-office/general store, primary school, village hall and several public houses. More extensive shopping, restaurants and leisure facilities can be found in Ashford (7 miles).

Mainline rail services: Fast and frequent services run from Pluckley (1 mile) to London Bridge and Charing Cross, with access to London Victoria from Charing. Eurostar trains are available from Ashford International to Brussels, Paris and Lille and there is a high speed service to London St Pancras in about 37 minutes.

Education: There is an excellent selection of schools in both the state and private sectors at primary and secondary levels.

Motorway Links: The M25 can be accessed via the M20 at junction 10 providing links to Gatwick and Heathrow airport and other motorway networks.

Directions

From the centre of Pluckley, turn right into The Street and proceed into Station Road, the entrance to Home Cottage will be found after about 0.3 of a mile on the left hand side.

Services

Air source heat pump providing under floor heating. Mains electricity, water and drainage. LPG for cooking. Rainwater recovery system.

Outgoings

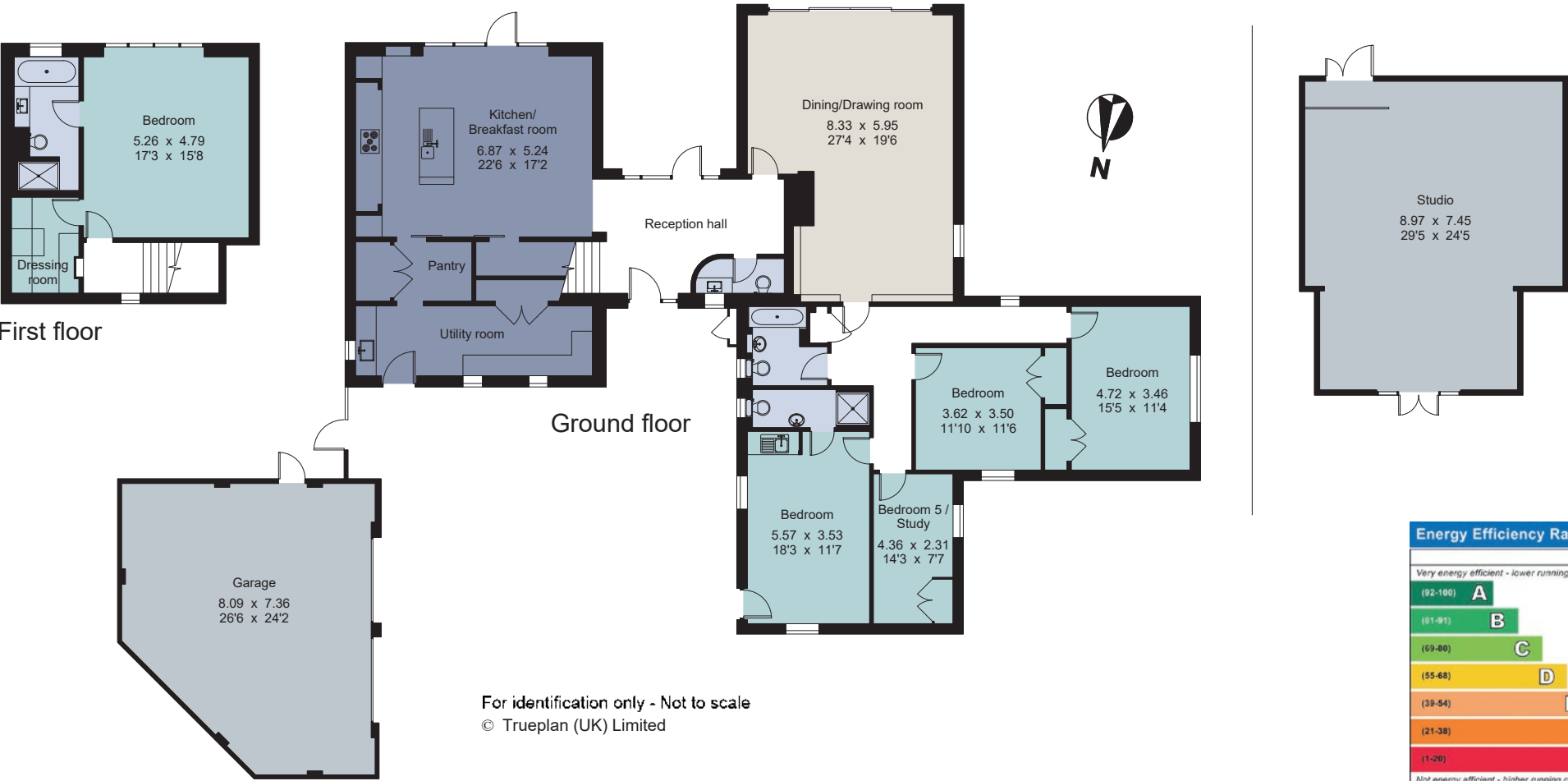
Ashford Borough Council – Tax band ‘G’ ‘

Viewing

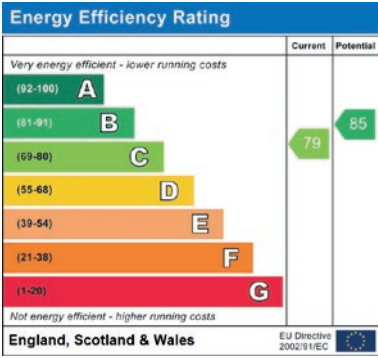
Strictly by appointment with Savills.



Home Cottage, Pluckley
Gross internal area (approx) 266.0 sq m/2863 sq ft
Studio 61.9 sq m/667 sq ft
Garage 54.0 sq m/581 sq ft
Total 381.9 sq m/4111 sq ft



For identification only. Not to scale. ©



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