



A beautifully situated, stylish family home.

**Charing Heath, Ashford, Kent, TN27 0BA**

Guide Price £1,395,000 Freehold









Beautifully presented, architect designed property with versatile accommodation • Over 3.7 acres of attractive gardens and grounds • Light and airy reception rooms with direct garden access • Open plan kitchen/dining room • Workshop/tractor store and garden store • Ample parking and garaging • Woodland area and wildflower meadow

#### Local Information

Meadow Rise is located under 2 miles to the west of the pretty village of Charing where there are a good range of shops and amenities including a post office, butchers, greengrocers, village shop, tennis courts and playing fields. More extensive shopping and leisure facilities can be found in Ashford 8 miles, Maidstone 13.5 miles and Canterbury 16.8 miles.

Schools: There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary level.

Rail services: Mainline commuter rail services to London Victoria are available from Charing. Ashford International station has connections to London via a high speed link from Ashford to London St Pancras in about 37 minutes.

Communications: The M20 can be joined at Ashford with links to London, the coast and other motorway networks. The A21 at Flimwell with links to the M25 at junction 5 and Gatwick and Heathrow airports.

\* All mileages and journey times are approximate.

#### About this property

Meadow Rise is an impressive single storey family home, the

heart of which dates from the 1960s and having been cleverly remodelled, now incorporates a wonderful oak framed extension designed by Clague Architects and featuring light and airy rooms of good proportions, all with lovely garden vistas.

Internal features include; attractive parquet flooring, a wealth of fine oak joinery, including beams and window frames, individual thermostatically controlled under floor heating and limestone flooring to the 2014 extension, bifold or sliding doors feature to the majority of ground floor rooms.

Attractive and well-proportioned reception rooms provide ideal areas for family enjoyment and formal entertaining and include a sitting room with Amtico flooring and Piazzetta wood stove, an adjoining dining room (which is open plan to the kitchen) and a superb oak framed family room with vaulted ceiling.

The kitchen/breakfast room has a comprehensive range of cupboards and central island together with various integral appliances. There is an adjoining utility room with further cupboards and space for white goods and a door leads out to a useful boot room with direct access to the both the front of the house and rear gardens.





The stunning principal bedroom suite comprises a triple aspect bedroom with garden views and private terrace, built-in wardrobe cupboards and a luxuriously fitted bathroom.

Three further bedrooms, a family bathroom and an en suite shower room, all equipped with modern white sanitary ware complete the internal accommodation.

Meadow Rise is approached via a tree lined drive (shared with one other property), culminating in a substantial parking area to the front of the house.

Of particular note are the well established gardens which provide a haven for an array of flora and fauna. A lovely terrace with water feature stretches away to lawns interspersed with beautiful specimen trees, including larch and beech. To the northwest of the house is a lawned area with mature hedging to the boundary and an 'al fresco' terrace with timber arbour enhanced by a mature grapevine and seasonal roses. A woodland walk, to the southern boundary leads through to an orchard planted with plum, pears and apples and continues to a beautiful wild flower meadow with mown pathways and views to neighbouring farmland.

Outbuildings include attached double and single garages with power and light connected, a detached garden store, a workshop/tractor store and a greenhouse.

#### **Directions**

From the railway station in Charing head in a southerly direction along Pluckley Road and turn right into Charing Heath Road. Continue along this road for 1.3 miles and after passing The Red Lion public house turn right into Tile Lodge Road, the drive to Meadow Rise will be found shortly on the left hand side.

#### **Tenure**

Freehold

#### **Local Authority**

Ashford Borough Council

#### **Council Tax**

Band = G

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.  
Telephone:  
+44 (0) 1580 720 161.









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Approximate Gross Internal Area (Including Internal Garage) = 271.4 sq m / 2921 sq ft  
External Garage = 17.6 sq m / 189 sq ft  
Working Storage = 30.7 sq m / 330 sq ft  
Outbuildings = 32.4 sq m / 349 sq ft  
Total = 352.1 sq m / 3789 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (IDR07171)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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