



A substantial five bedroom family home in the centre of Headcorn.

**Woodcocks, Headcorn, Ashford, Kent, TN27 9HB**

Guide Price £780,000 Freehold

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Entrance Hall • Sitting Room • Dining Room • Kitchen • Utility • Study • Cloakroom • Conservatory • Principal Bedroom With En Suite Bathroom • Four Bedrooms • Family Bathroom • Attractive Rear Garden Designed By Chelsea Gold Medal Winner Jo Thompson • Integral Double Garage • Off Street Parking • 0.2 Miles To Headcorn Train Station

### Local Information

2 Woodcocks is positioned in a small, quiet cul de sac, ideally located in the heart of the popular village of Headcorn with access to excellent amenities and convenient links to rail services into London.

Headcorn has an excellent range of amenities including Sainsbury's local supermarket, Costa coffee, bakers, butcher's and a vast selection of cafés. The village also offers a doctor's surgery, church, village hall, various sporting clubs, playing fields and close by the renowned golf clubs, Weald of Kent and Chart Hills. More comprehensive shopping can be found in Maidstone (9.4 miles) and Ashford (13.4 miles).

There is a wide range of schools in the area in both the state and private sectors at primary and secondary levels.

The property is well placed for access to the M20. Ashford International offers the High Speed service to London St Pancras in 37 minutes as well as Eurostar services to the Continent. The mainline station at Headcorn offers train services to London Bridge, Charing Cross and Cannon Street in about 55 minutes.

\*All distance and travel times are approximate.

### About this property

2 Woodcocks is a well presented modern home constructed in 1998 by Berkeley homes and positioned in a cul-de-sac located in the centre of Headcorn village.

The accommodation comprises a spacious entrance hall which offers access to the study, cloakroom and integral double garage. Well proportioned reception rooms include a sitting room with Clearview wood burner and French doors which lead out to the conservatory and a dining room with an outlook of the rear garden.

The kitchen is equipped with a range of cupboards. Appliances include an integral fridge/freezer, AEG double oven and Bosch dishwasher. A door leads to the utility room where there is a further range of storage cupboards, sink unit, space for a washing machine, tumble dryer and a door which leads to the side of the property.

An easterly facing conservatory runs the width of the property providing a delightful seating area and view of the rear garden.

Stairs lead to the first floor where there are five well-proportioned bedrooms. The principal bedroom benefits from an en suite bathroom and fitted wardrobes,





the second bedroom also has built in wardrobes. A family bathroom with separate shower cubicle concludes the first floor accommodation.

The rear garden was designed by Chelsea gold medal winner, Jo Thompson and features attractive brick built raised flower beds with multiple mature flowers and shrubs. Part of the garden is laid to lawn with a brick pathway which leads around the lawn and flower beds. To the front of the property, mature shrubs border the lawned area with a bloc paved driveway providing off road parking and access to the double garage which has light and power.

#### Services

All mains services. Gas fired central heating.

#### Tenure

Freehold

#### Local Authority

Maidstone Borough Council

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = C

#### Directions

From the centre of Headcorn follow the A274 towards Tenterden. Just before the Texaco petrol station, turn left into Woodcocks and the property will be found on your right hand side.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook & East Kent Office.

Telephone:  
+44 (0) 1580 720 161.





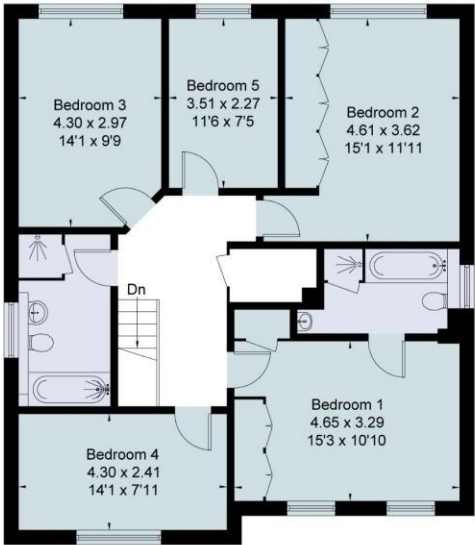




Approximate Area = 193.7 sq m / 2085 sq ft  
Garage = 23.4 sq m / 252 sq ft  
Total = 217.1 sq m / 2337 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	86
England, Scotland & Wales		EU Directive 2002/91/EC 

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