



Brenchley Mews, Charing, Kent, TN27 0JQ

Price Guide £325,000

**** GUIDE PRICE £325,000 - £350,000 ****

A lovely three bedroom terraced house in a tucked-away mews in the picturesque and sought after village of Charing. While the house is only twenty years old it has a very traditional appearance, blending seamlessly into its environment with an attractive exterior.

The house faces out onto a quiet country lane surrounded by lush greenery. There is a welcoming hallway with the convenience of a downstairs cloakroom. The L-shaped living/dining room manages to simultaneously be both spacious and cosy and offers the perfect space to relax and entertain guests. Having both a window and French doors to the garden, there is ample natural light.

The kitchen/breakfast room is modern and well-appointed and being big enough to accommodate a dining table, provides a further space to entertain.

The first floor provides access to three bedrooms. The principal and second bedrooms are both generous doubles and the third is a spacious single. The bathroom is modern and well finished.

The garden has been landscaped and is part-paved and part finished with stone shavings, the shrub border gives some pleasant greenery while still being a low-maintenance space allowing the main purpose of the outdoor area to be enjoyment and relaxation!



LOCATION

Charing is the quintessential English Village and is well served by the local shops and pubs and tea-room. Charing has excellent transport links, just off the A20 it is within easy reach of the M20 Motorway, Charing Mainline Station goes into London Victoria and there are further transport options with Ashford International Station only 6 miles away. The close proximity of Ashford town-centre offers excellent shopping and eating options within easy reach.

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

Living/Dining Room

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

EXTERIOR

Rear Garden

Residents' Car Park

VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area

Main House = 73.0 SqM. 786sq.ft

Total = 73.0 SqM. 786sq.ft

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with floorplan 12/12/20

