



The Willows,
Snave, Hamstreet, Kent TN26 2QJ

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Guide Price £1,000,000

Enjoying breathtaking rural views with approximately 6.8 acres (unmeasured) is this individual detached property boasting extensive living space including extremely spacious reception rooms and generous bedrooms and bath / shower rooms. Additionally, there is a separate one-bedroom annexe on the first floor above a detached 'cart barn' style garaging, all accessed via a large driveway with ample parking.

The property is set in extensive grounds, comprising a well maintained garden, an adjoining paddock, a well-stocked pond, and pastureland with far reaching views over the countryside beyond. With its impressive internal and external space ideal for modern day family life and entertaining, the property also offers great potential for a variety of uses, including for those with country and equestrian interests.

Nestled in the semi-rural hamlet of Snave, near Ashford, this home boasts excellent transport links, with access to the M20 for the Eurotunnel to Folkestone and London. Ashford International Station within easy driving distance, offering a fast rail service to St. Pancras London in around 37 minutes.

- Attractive detached family property of individual design
- Additional separate one bedroom first floor annexe accommodation
- Open fronted cart lodge style garaging and workshop
- Stunning rural views over the gardens, meadow and farmland beyond
- Large entrance drive with turning circle and ample parking
- Extensive open plan living including a spacious Hallway & Landing
- Triple aspect 25' x 20' Sitting Room / Dining Room
- Light and bright rooms with modern fixtures and fittings
- Convenient semi-rural location close to Ashford and Romney Marsh
- M20 motorway to the north, Rye to the south and Tenterden to the west

SITUATION The property is located in the hamlet of Snave, the nearby village of Hamstreet offers a range of local amenities including a primary school, making it an ideal spot for a semi-rural lifestyle. Other nearby towns and villages include the picturesque town of Tenterden and the historic town of Rye, known for its iconic cobbled streets, both of which offer an excellent range of shopping facilities. Further south is the distinctive and very beautiful Romney Marsh landscape and picturesque coastline offer many wonderful opportunities for nature lovers, walking, cycling and water sports.



The overall accommodation comprises the following with approximate dimensions :

On the ground floor is a impressive **ENTRANCE HALL** 16'7 x 12' with wide staircase leading to the first floor. At the far end of the hall is a further **RECEPTION** area of 24'8 x 17'7 with glazed doors allowing an abundance of natural light to come flooding in, with ample space to sit and enjoy the view. There is also a conveniently placed **CLOAKROOM** off the hall.

The **STUDY / BEDROOM 4** 12'3 x 9'5, is versatile room with window to front driveway. **SITTING ROOM** 25' x 20'8, a very spacious triple aspect reception room with windows to the front, side and rear.

KITCHEN / BREAKFAST ROOM 24'10 x 22'10 max. At the heart of the home is this well-appointed kitchen with range of work-surfaces and built in appliances with ample space for breakfast table and chairs. A perfect room for both cooking and socialising. The adjoining **UTILITY ROOM** 10'9 x 7'9, provides ample room for washing machine / dryer etc.

The **FIRST FLOOR LANDING** is a wonderful space, access to **BEDROOM 1** 16'7 x 14'9 enjoying wonder rural views. Fitted wardrobes. **EN-SUITE BATH / SHOWER ROOM, BEDROOM 2** 19'7 into recess x 11'6 with access to eaves storage. **BEDROOM 3** 16'10 x 11'5 with access to eaves storage space. **FAMILY BATH-ROOM** fitted with smart contemporary suite.

GARAGE / ANNEXE This building has been designed in keeping the house and is a large structure featuring open bay garaging, two of the bays are open for parking, while one bay is enclosed with double doors. The fourth bay is enclosed as a workshop or storeroom, with an internal staircase leading to the first-floor. The **FIRST FLOOR ANNEXE** includes an open-plan **KITCHEN / SITTING ROOM** 28'9 x 13'8 with scope for some improvement. **DOUBLE BEDROOM** 13'8 x 11'5 maximum and **BATHROOM**

OUTSIDE At the front, the welcoming gravelled driveway has a central planting bed filled with mature plants creating a turning circle and parking area. The main garden is at the rear featuring a terrace overlooking the garden, predominantly laid to lawn with mature shrubs and at the back of the garden is a seating area is a lovely place to sit and relax with brick-built pizza oven. Adjacent to the garden is a paddock, a large field and a well-stocked pond.

Acreage, Plans and Boundaries The plans included in these sales particulars and the quoted acreages are for identification and guidance purposes only. The boundaries shown have been created based on digital Ordnance Survey data. While the plans are believed to be accurate, they are provided for illustrative purposes and cannot be guaranteed.

Prospective buyers are advised that the property is sold in accordance with the owner's Land Registry Title plan(s), and it is their responsibility to confirm the boundaries and the exact size of the land being purchased. Any errors or inaccuracies will not invalidate the sale or entitle any party to compensation.

FOOTPATHS

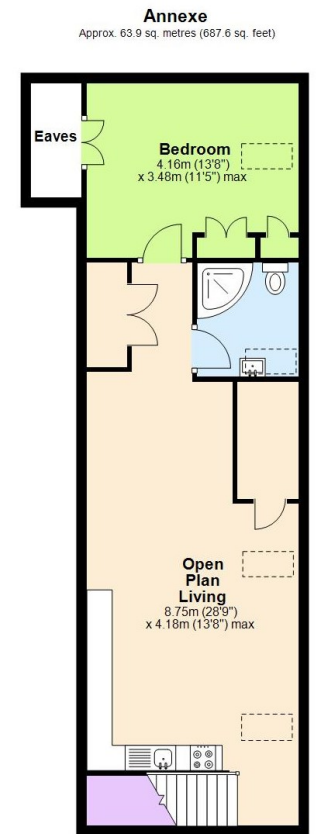
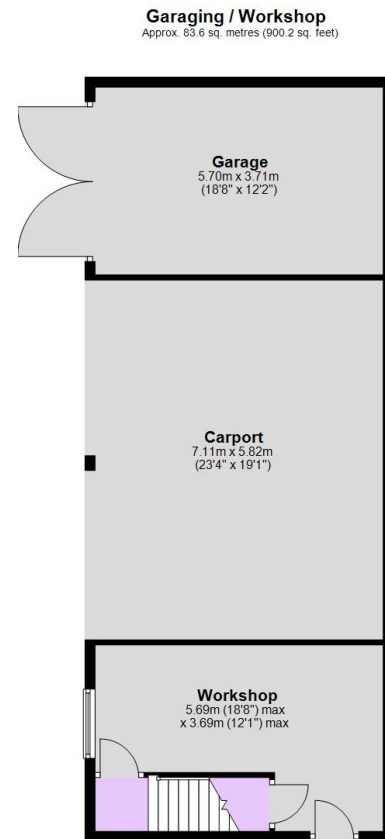
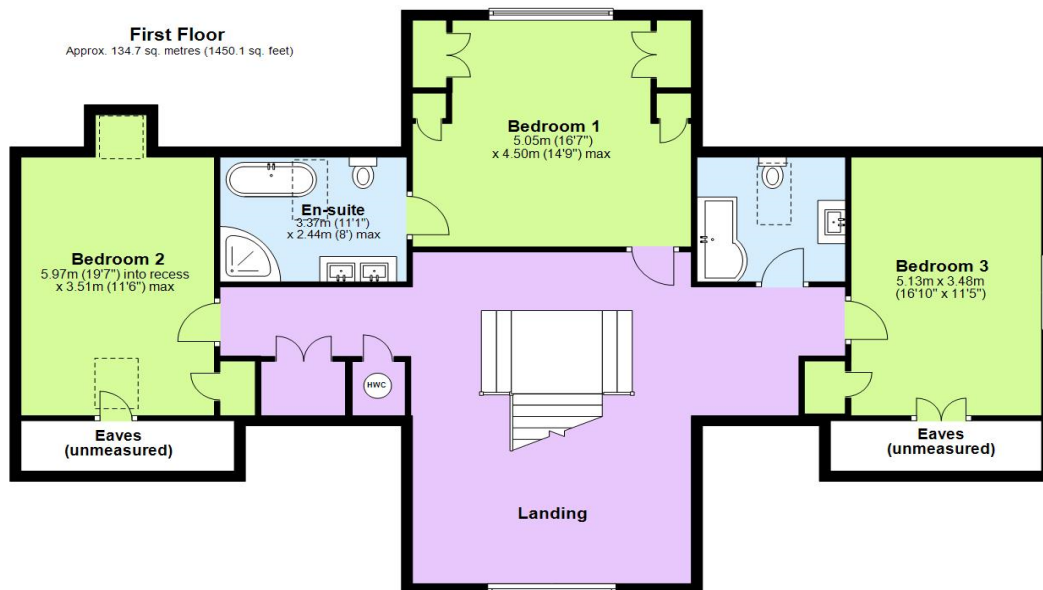
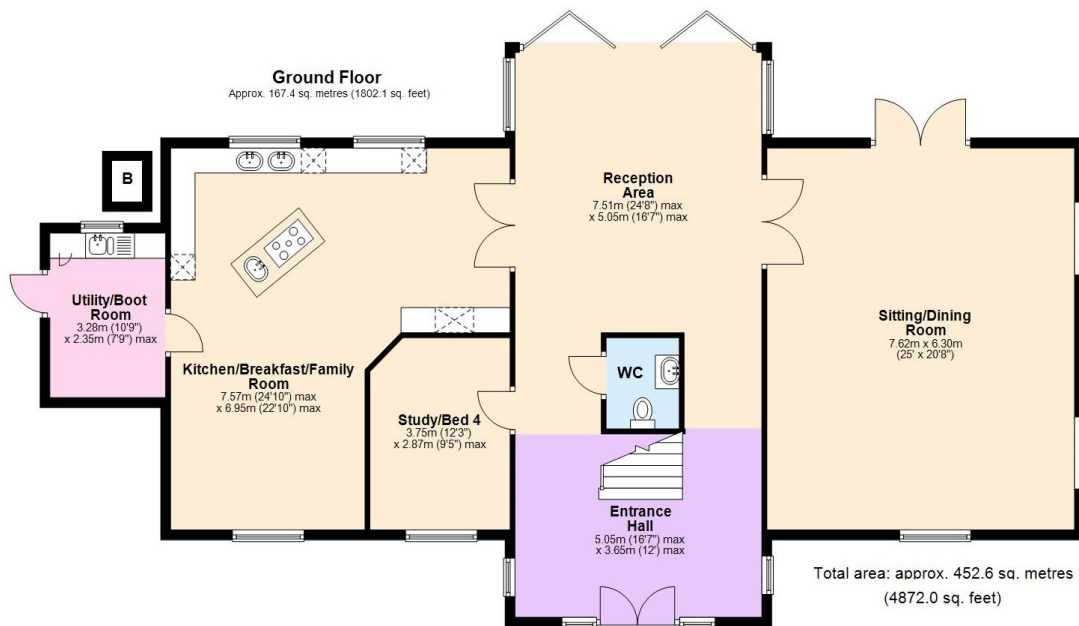
There is a footpath that crosses the large paddock behind the garden boundary.

LOCAL AUTHORITY Folkestone & Hythe District Council
Council Tax : F (house) A (annexe) EPC rating : C

SERVICES Mains water & electricity. Oil fired central heating. **Annexe Flat:** Mains water and electricity. Electric Heaters. Drainage: Septic Tank. Please note that none of the services have been tested.

DIRECTIONS : From Ashford/M20: Head south on the A2070 towards Hamstreet and Romney Marsh. After passing Hamstreet, take the 2nd left turn to Snaves and The Willows will be found on the left next to Snaves church. The turning into the property is between Manor House and Gebe Lodge, next to the red letter box. **LOCATIONFINDER** what3Words: <https://www.what3words.com/countrained.suave.ivory>





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