

Warner Gray

8 Downs Close, Headcorn, Kent TN27 9UG

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Price Guide : £435,000

A detached modern home in a popular and convenient residential cul-de-sac, offering bright and well-proportioned living spaces ideal for both family life and entertaining. The property features a garage, driveway parking, and a charming garden room overlooking to the garden – a perfect place to sit and relax.

The garden to the front is mainly lawned and the rear garden is attractively planted with well-stocked flower beds, creating a pleasant outdoor setting. The popular village centre is within easy reach, providing a variety of shops, amenities, and a convenient train station with services to London, making it an excellent choice for commuters and a wide range of buyers.

- **Modern three bedroom detached family house**
- **Attached garage and driveway with off road parking**
- **Well presented accommodation with garden room to the rear**
- **Popular residential location**
- **Headcorn offers a good range of shops and amenities**
- **Mainline station is within easy reach with services to London**
- **Viewing highly recommended**

Situation: The thriving village of Headcorn has a good range of shops including a Sainsbury's Local, bakers, delicatessen, post office, hardware store, dentist and doctors surgeries, ancient Church and primary school. There are recreational facilities and an active community offering sports clubs and societies. The well-known Chart Hills and Weald of Kent golf clubs are nearby. Headcorn Station is within walking distance, with services to London Charing Cross and Ashford, from where the high-speed service to London St. Pancras (a journey of around 37 minutes). The town of Tenterden and County town of Maidstone are both approximately 9 miles distant, both offering comprehensive shopping, leisure and health facilities. There is a wide selection of schools within the area, both state and independent.

E: info@warnergray.co.uk Tel. 01580 766044

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

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The accommodation comprises the following with approximate dimensions :

HALL Stairs leading to the first floor with understairs storage cupboard. Travertine natural stone flooring.

CLOAKROOM Fitted with a modern white suite including a low-level w.c. and a hand basin with chrome monoblock mixer tap. Window to the front.

SITTING ROOM 15'4 into bay x 10'9. A bright reception room with an charming bay window to the front. Attractive feature fireplace with a coal effect electric fire provides a focal point for the room.

DINING ROOM 10'6 x 10'1. A versatile room with space for table and chairs, double doors to the garden room and archway through to the :

KITCHEN 11'2 x 7'2 A beautiful, well appointed kitchen fitted with a range of worktops with base and wall units. Built in oven and space for dishwasher. Sink with mixer tap and drainer. Four-burner gas hob with extractor hood. Local wall tiling. Archway to dining room.

UTILITY AREA Stainless steel sink, matching cupboards and worktops, tiled flooring, and a double-glazed door to the exterior.

GARDEN ROOM / CONSERVATORY 11'8 x 10'4. UPVC framed with double doors leading out to the garden providing a lovely room to relax.



Stairs from the hallway lead to the **FIRST FLOOR LANDING** with a window to the side, built in linen cupboard housing. Loft access with central heating boiler.

BEDROOM 1 11'1 x 10'7. Window to the front. Built in wardrobe cupboards. Door to **EN-SUITE SHOWER ROOM** Suite comprising shower cubicle, vanity basin with storage, concealed cistern w.c. tiled floor.

BEDROOM 2 12'2 x 11'1. Window to the rear garden. Built-in wardrobes, additional fitted storage with overhead cupboards.

BEDROOM 3 6'11 x 6'10. Window to the front.

BATHROOM White suite comprising a panelled bath with shower attachment and screen, vanity basin with storage, concealed cistern w.c.

OUTSIDE The property offers driveway parking for two vehicles and an attached **GARAGE** approximately 17'5 x 8'8 with an up-and-over door, rear access door, lighting, and power. The front garden is mainly laid to lawn with well-stocked borders. A side pathway provides access to the rear garden offering paved terrace area to enjoy the warmer months overlooking the well-maintained garden with a number of established flowering plants and shrubs.

SERVICES Mains water, electricity, gas and drainage. EPC Rating D Local Authority: Maidstone Borough Council.



Ground Floor

Approx. 71.6 sq. metres (770.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 114.2 sq. metres (1229.5 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.



