



River Cottage The Street

Hamstreet Ashford, TN26 2JH

Price £575,000

A charming and characterful detached home in the centre of Hamstreet village, just a few minutes walk from convenient village shops, schools and mainline station.

This extended home offers a cosy sitting room with a multi fuel burning stove, dining room, office/bedroom, utility, cloakroom and stunning kitchen/breakfast room extension with impressive roof lantern. To the first floor are three bedrooms, en suite & family bathroom.

The pleasant rear garden enjoys a secluded feel with the property also offering a garage and driveway. The property also benefits from 17 solar panels and storage battery.

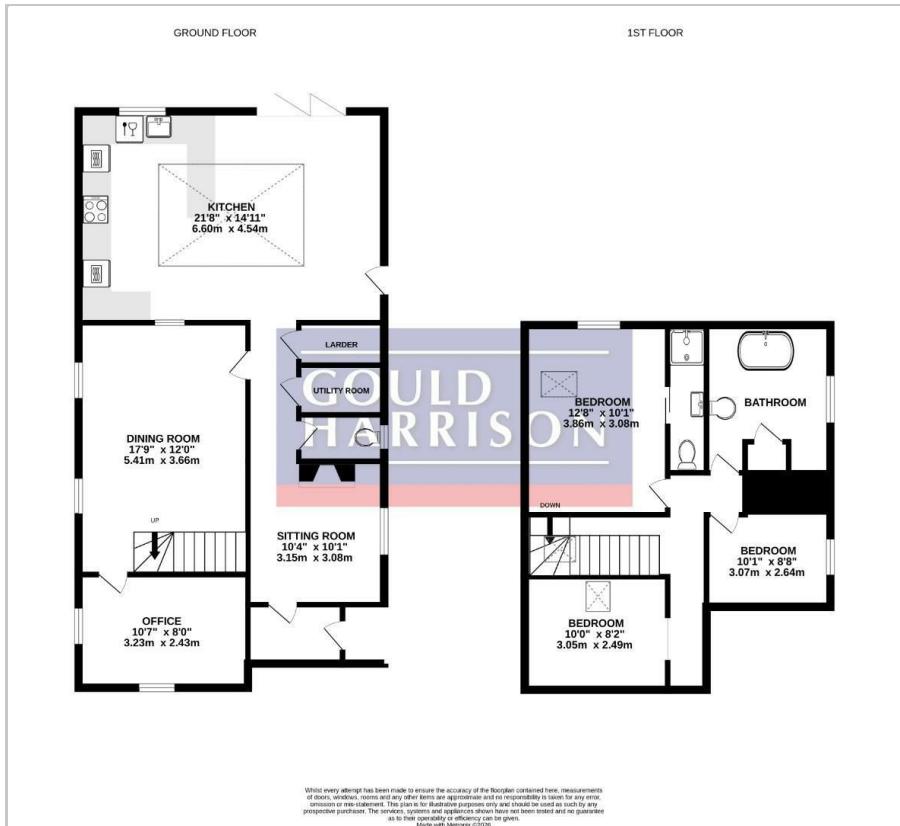
Viewing

Please contact our Ashford Office on 01233 646411 if you wish to arrange a viewing appointment for this property or require further information.

- ATTRACTIVE PERIOD COTTAGE
- STUNNING KITCHEN/BREAKFAST ROOM EXTENSION
- THREE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- UTILITY & GF CLOAKROOM
- COSY SITTING ROOM WITH WOOD BURNING STOVE
- DINING ROOM & OFFICE
- GARAGE & DRIVEWAY
- SHORT WALK FROM VILLAGE SHOPS & MAINLINE STATION



Floor Plan



Area Map



Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (A) to 'Not energy efficient - higher running costs' (G). The current rating is B (81-84), and the potential rating is A (92 plus). The chart is color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red), and G (dark red). A callout box indicates a potential rating of 81.

Rating	Score Range	Color
A	92 plus	Green
B	81-84	Light Green
C	69-80	Yellow-Green
D	55-68	Yellow
E	39-54	Orange
F	21-38	Red
G	1-20	Dark Red

Very energy efficient - lower running costs

Current: B (81-84)

Potential: A (92 plus)

81

Not energy efficient - higher running costs



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