



**WOODSMITH HOUSE**  
PLUCKLEY ROAD, CHARING, KENT, TN27 0AG



**Lambert  
& Foster**

CHARING STATION WALKING DISTANCE | ASHFORD INTERNATIONAL 6 MILES | M20 MOTORWAY (JUNCT 8) 5 MILES

## **WOODSMITH HOUSE, PLUCKLEY ROAD, CHARING, KENT, TN27 0AG**

A stunning, individual, modern detached house built circa 2020, providing five bedroom, four reception, two bathroom, approximately 1,982 sq ft / 184.1 sq m (including twin sheds) of beautifully presented family accommodation arranged over two floors with ample off road parking, all complemented by a West facing rear landscaped garden with large patio and grounds extending to approximately 0.19 of an acre, enjoying uninterrupted farmland views, set in the historic, picturesque Kentish village of Charing.

**GUIDE PRICE £850,000**

**FREEHOLD**



Woodsmith House enjoys a super location with fine views within Charing village. The character high street provides simple everyday amenities including some independent shops. Located within the village is a primary school, library and doctor's surgery. Charing mainline station provides fast and frequent services to London Bridge, Victoria and to Ashford International station. Charing is well-placed for access to the M20. Grammar and secondary schools are available within Ashford and Maidstone. The County is well known for its range of independent schools.

### **DIRECTIONS**

Using WHAT3WORDS; [speaks.across.outs](https://www.what3words.com/speaks.across.outs)



## DESCRIPTION

- Approximately 1982 sq ft / 184.1 sq m
- Underfloor heating to both ground and first floors
- Five bedrooms (main bedroom with en suite shower room)
- Separate family bathroom
- Porch, entrance hall and cloakroom WC
- Separate dining room and snug room with electric fireplace
- Beautiful Orangery with feature sky lantern and bi fold doors
- Open plan kitchen/living room with bi fold doors enjoying fine countryside views. kitchen with induction hob, Space for American style fridge freezer, dishwasher and Zanussi double oven and grill
- Utility/laundry room with space for separate washing machine and tumble dryer





## GARDENS & GROUNDS

To the front, a five bar gate opens onto a large driveway providing parking for multiple vehicles. There are two artificial lawned areas with feature planted trees and attractive block paved pathway. Existing planning permission remains in place for a garage to be built to the front.

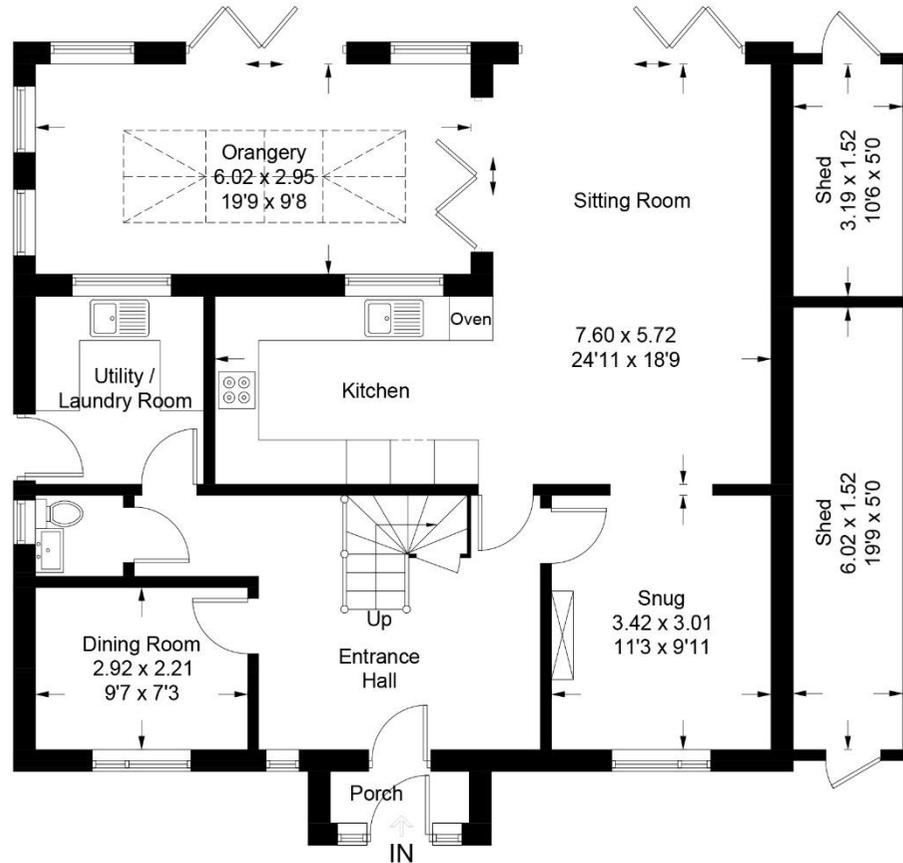
The rear garden is a fine feature, complimenting the accommodation well and has been meticulously landscaped by our vendors. There is a large entertaining patio with decorative water feature and lighting. A pathway leads centrally through the lawned areas with a number of trees including olive and palm. The exceptional views across the farmland and beyond can be enjoyed throughout the whole garden and from within this property. The whole measures approximately 0.19 of an acre.



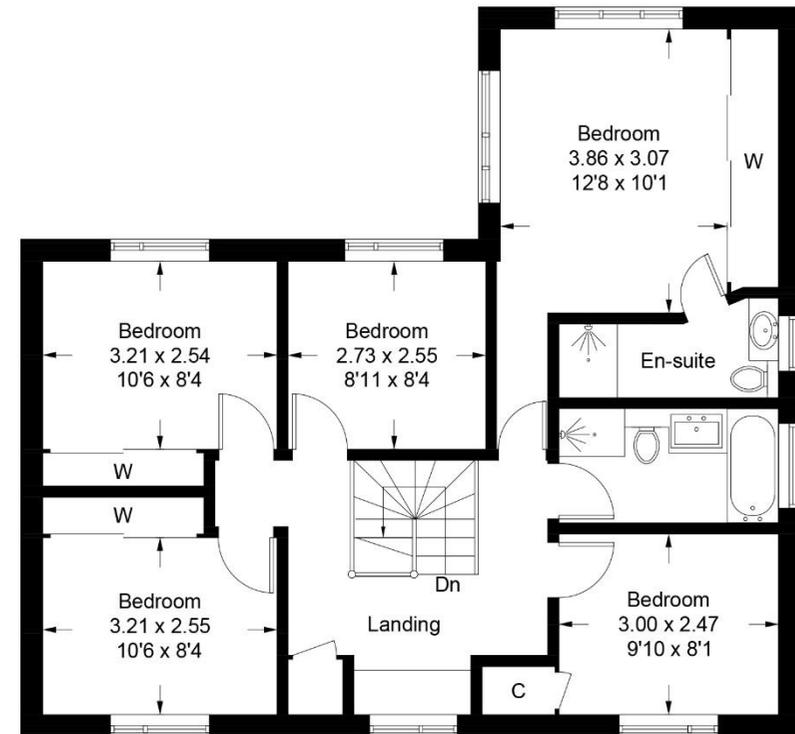
## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### Woodsmith House, Pluckley Road, Charing, Ashford



Ground Floor - 96.4 sq m / 1038 sq ft



First Floor - 73.8 sq m / 794 sq ft

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft

Sheds = 13.9 sq m / 150 sq ft

Total = 184.1 sq m / 1982 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1282509)

[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)





**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Underfloor central heating throughout

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.ashford.gov.uk](http://www.ashford.gov.uk)

**COUNCIL TAX:** Band F **EPC:** B (85)



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS