



2 Olivia Cottage, Hamstreet

Guide Price £325,000

Skippers

2 Olivia Cottage

Hamstreet, Ashford

A charming 3-bedroom cottage, enjoying a picturesque semi-rural setting and characterful features throughout. A generous rear garden, parking for two cars including a car barn and a chain free-sale add to the benefits of this lovely home.

Council Tax band: TBD

Tenure: Freehold

- 3-bedroom cottage
- Downstairs Cloakroom
- Character features throughout including exposed beams & vaulted ceilings to the first-floor
- En-suite to master bedroom
- Generous rear garden
- Parking for 2 cars including Car Barn
- Semi-rural position just outside the village of Hamstreet
- No onward chain



Bedroom 1

10' 7" x 13' 3" (3.23m x 4.03m)

Window to the rear, radiator and fitted carpet.

En-suite

Comprising a rectangular shower enclosure with thermostatic shower, WC, wash basin, extractor fan, radiator, part wall tiling (fully tiled to shower enclosure) and tiled flooring.

Bedroom 2

8' 8" x 8' 3" (2.65m x 2.51m)

Window to the front, radiator and fitted carpet.

Bedroom 3

7' 6" x 8' 7" (2.29m x 2.62m)

Window to the rear, radiator and fitted carpet.

Bathroom

Comprising a bath with mixer taps and hand shower attachment, WC, wash basin, extractor fan, radiator, shaver socket, part wall tiling around the bath and flooring tiling.





Entrance Hallway

Wooden stable door to the front, stairs to the first floor, doors to each room and flagstone flooring.

Cloakroom

Window to the front, WC, wash basin, extractor fan and tiled flooring.

Kitchen/Breakfast Room

8' 8" x 10' 10" (2.65m x 3.29m)

Window to the front, electric radiator, tiled splashback and tiled flooring. Kitchen comprises wall and base units with work surfaces over, inset sink/drain, built-in electric oven, hob, extractor, dishwasher, washing machine and space for free-standing fridge/freezer.

Lounge/Diner

10' 4" x 22' 3" (3.16m x 6.79m)

Window to the rear and door leading to the garden, under-stairs storage cupboard, electric radiators and fitted carpet.

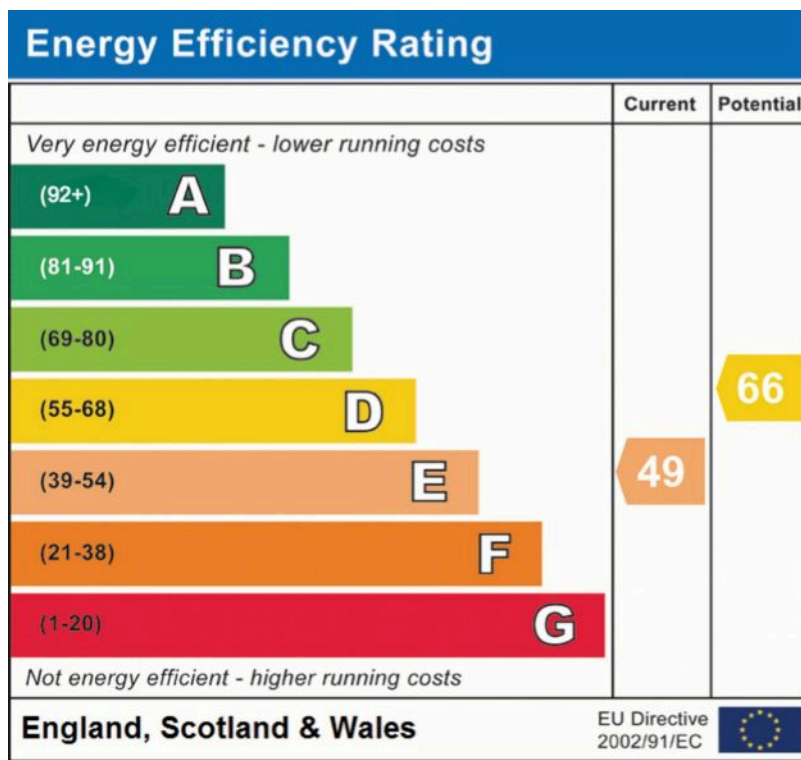


Landing

Doors to each room, cupboard housing hot water cylinder and central heating boiler with fitted carpet to the stairs and landing.

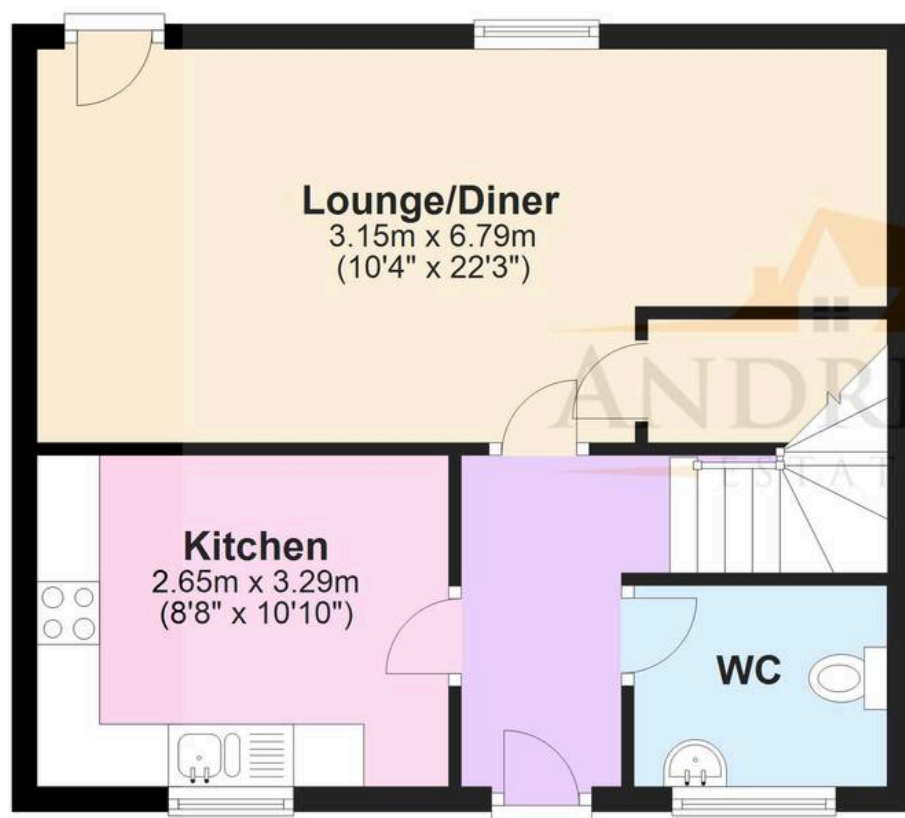






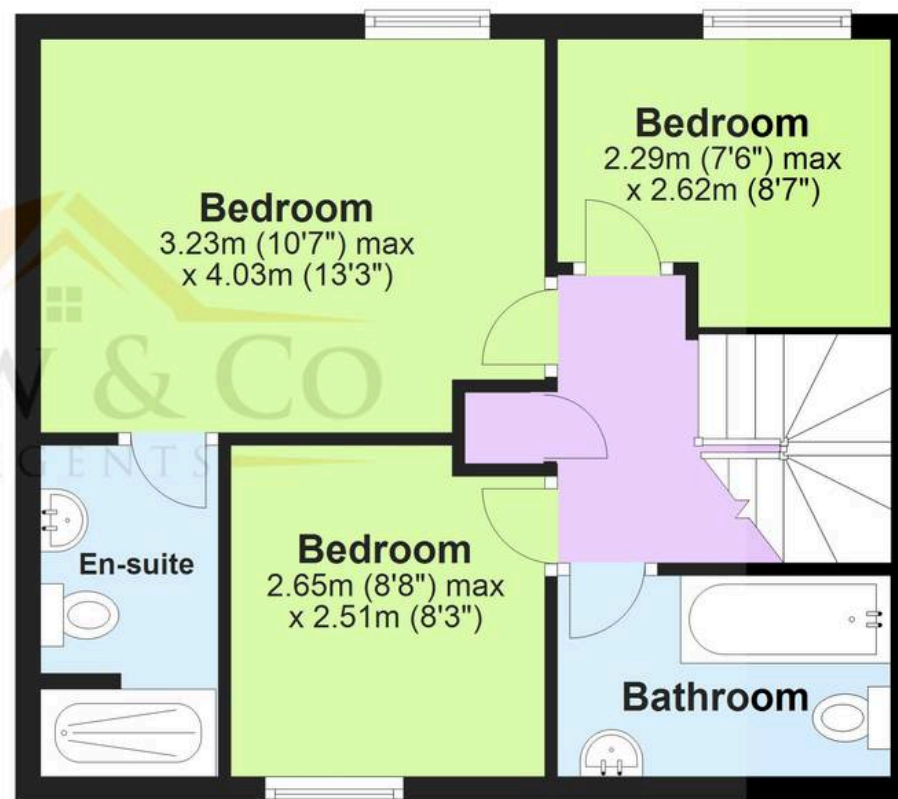
Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.5 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



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