



## 8 Tutt Hill Cottages Westwell Lane, Hothfield

Guide Price £400,000

Skippers



# 8 Tutt Hill Cottages Westwell Lane

Hothfield, Ashford

Well-proportioned cottage in a quiet semi-rural lane, offering a large garden, open views and easy access to Ashford and the M20.

Council Tax band: C

Tenure: Freehold

- No forward chain
- Semi rural
- Hothfield
- Semi detached
- Three Bedrooms
- Log burner
- Kitchen/Diner
- Summer house/home office
- Uninterrupted country views
- Utility area





### Lounge

16' 1" x 10' 11" (4.90m x 3.33m)

This cottage offers a comfortable and well-proportioned living space with a mix of character and modern touches. The main reception room runs the length of the house, giving it a straightforward, easy layout. A panelled feature wall adds some texture, while the wooden floor brings a natural, warm feel to the room. A recessed fireplace provides a focal point, with open shelving fitted to one side for books or display pieces. The window at the far end looks out to the garden and allows plenty of daylight into the room, giving it a bright and settled atmosphere.

### Kitchen

18' 7" x 9' 9" (5.66m x 2.97m)

The kitchen has a clean, well-planned layout with plenty of cupboard space and long worktops along one side. The light wood units and darker flooring give it a calm, modern feel. A window over the sink and another by the dining area bring in good natural light, making the room feel balanced from one end to the other. There's room for a table without the space feeling tight, and the arrangement of appliances keeps everything practical for day-to-day use. It's a comfortable, well-kept kitchen that works well as a combined cooking and eating space.

### Utility Room

14' 4" x 6' 4" (4.37m x 1.93m)

The property benefits from a practical utility room positioned to the side of the house, offering a useful transition space between the garden and the main living areas. The room provides additional cabinetry for storage, worktop space, and room for appliances such as a second fridge or freezer. Frosted windows along one wall bring in natural light while maintaining privacy, and a solid internal door leads back into the home. It's an ideal spot for laundry, muddy boots, or general household storage—keeping the main kitchen clutter-free and giving the home valuable extra functionality.







### Landing

The landing is brightened by a window at the end, which brings in natural light and gives the space an open feel. The décor continues the same two-tone style as the hallway, so it all flows consistently from downstairs to upstairs. Doors lead off to the bedrooms and bathroom, and the layout is simple and easy to navigate. It's a tidy, well-presented landing that connects the upstairs rooms neatly.

### Master Bedroom

16' 1" x 9' 3" (4.90m x 2.82m)

The main bedroom is a well-proportioned, double-aspect room with windows at both ends, giving it plenty of natural light throughout the day. There is space for a large bed along with additional furniture, and the layout still feels open. The feature panelling behind the bed adds some depth to the room, and the modern flooring keeps the finish clean. Built-in mirrored wardrobes provide useful storage and help keep the space organised.

### Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

Double bedroom. Two windows — one looking to the rear and one to the side — bring in natural light and give the room a more open feel. The room has enough floor space to be arranged in different ways, depending on preference, and the modern flooring keeps it easy to maintain. It's a practical and comfortable double bedroom that can suit a range of uses.

### Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

This well presented bedroom currently set up as a nursery. Large front-facing window brings in plenty of daylight. The layout works well for a young child's room, but the space is flexible enough to be used as a small bedroom or study if needed. The modern flooring is practical for everyday use.





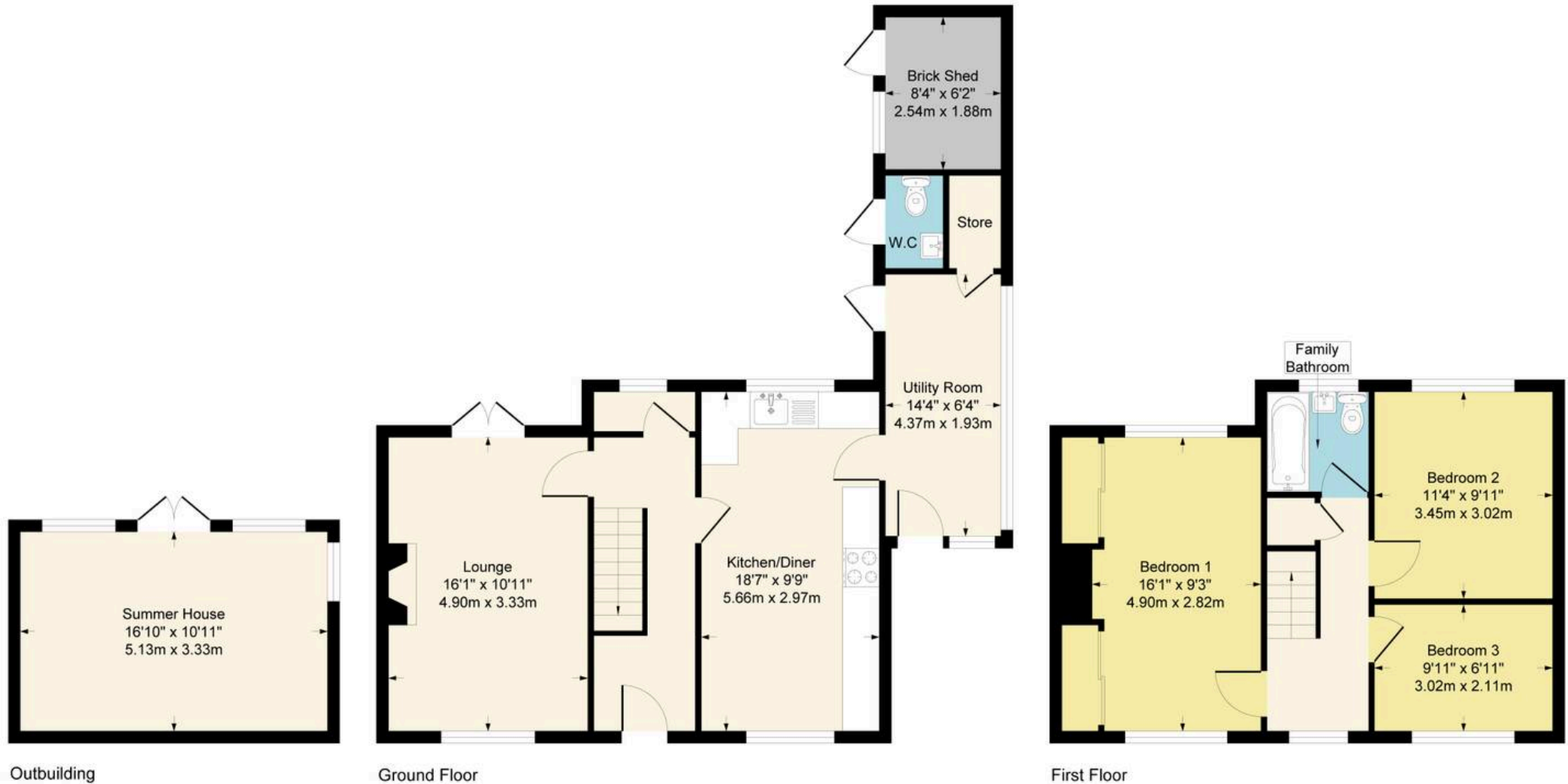








**Approximate Gross Internal Area  
1310 sq ft - 122 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



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