



4 Rippers Cross Cottage, Hothfield

Guide Price £550,000

Skippers

4 Rippers Cross Cottage

Hothfield, Ashford

A striking countryside setting meets contemporary family living in this four-bedroom home, ideally positioned between Great Chart, Hothfield and Bethersden. Offering generous accommodation, farmland views and stylish modern finishes, this home delivers both space and lifestyle. All within easy reach of Ashford and its excellent amenities and transport links.

Council Tax band: C

Tenure: Freehold

- Semi-rural position with farmland views to front, side and rear
- Located between Great Chart, Hothfield & Bethersden
- Spacious four-bedroom home, all bedrooms accommodating double beds
- Open-plan kitchen/dining area with bi-folding doors
- Separate living room with striking inglenook fireplace
- En-suite to principal bedroom
- Recently modernised family bathroom
- Useful boot room/utility leading from the kitchen
- Home office plus additional study area on the landing with countryside views
- Ample driveway parking



Hallway

Part glazed composite door to the front with decorative Mosaic tiled flooring.

Cloakroom

Window to the front, WC, wash basin, extractor fan, towel radiator and decorative Mosaic tiled flooring.

Kitchen

16' 3" x 13' 0" (4.95m x 3.96m)

Window to the rear, door to Boot Room, stairs leading to the first-floor with understairs reading nook and storage cupboard, radiator and laminate wood flooring. Door into Lounge. The kitchen comprises a modern well-designed shaker-style with matching cabinets to the wall and floor with worksurfaces over, inset Porcelain sink/drainers with mixer tap, built-in appliances including a double oven, 4-zone electric hob with extractor over, dishwasher and fridge/freezer.

Dining Room

13' 3" x 11' 1" (4.04m x 3.39m)

Dual aspect with window to the side and bi-folding doors opening to the garden, radiator and laminate wood flooring.

Lounge

16' 4" x 11' 10" (4.97m x 3.61m)

Windows to the front, statement inglenook fireplace with wood burning stove, large storage cupboard, radiator and fitted carpet.

Boot Room

Part glazed uPVC door to the garden and window to the rear, space and plumbing for a washing machine and tumble dryer, space to hang coats and store shoes with a decorative Mosaic tiled flooring.

Landing

Window to the front with open views and study area, doors to each room, radiator and carpet fitted to the stairs and landing.





Bedroom 1

13' 5" x 11' 5" (4.08m x 3.48m)

Dual aspect with windows to the side and rear, radiator and fitted carpet.

En-suite

Window to the front, rectangular shower enclosure with sliding door and thermostatic shower, WC, wash basin with storage below, extractor fan, towel radiator, wall tiling within the shower and tiled flooring.

Bedroom 2

13' 4" x 8' 5" (4.06m x 2.56m)

Window to the front, radiator and fitted carpet.

Bedroom 3

11' 7" x 8' 9" (3.52m x 2.67m)

Window to the rear, radiator and fitted carpet.

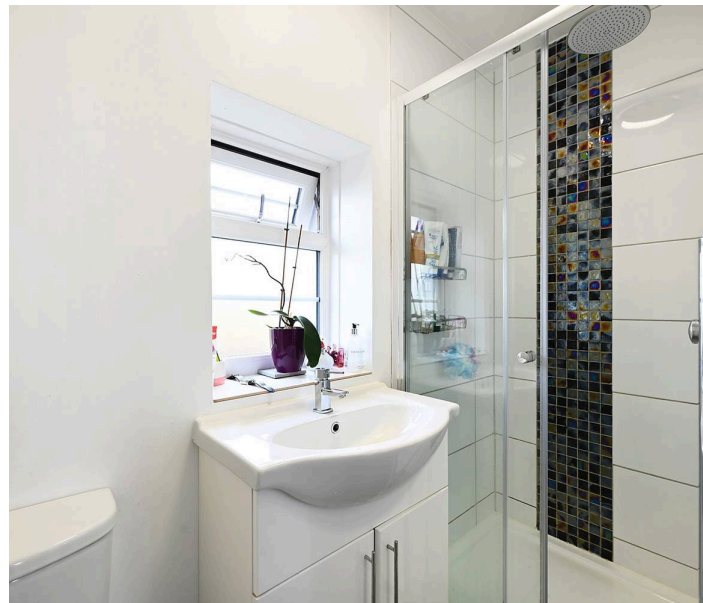
Bedroom 4

10' 4" x 8' 4" (3.15m x 2.54m)

Window to the rear, radiator and fitted carpet.

Bathroom

Window to the front, bath with mixer taps, thermostatic shower with rainfall head and folding glass shower screen, WC, wash basin with storage below, extractor fan, towel radiator, partly tiled walls (fully tiled around the bath) and tiled flooring. Loft access.









Rippers Cross, TN26

Approximate Gross Internal Area = 121.6 sq m / 1310 sq ft
Approximate Outbuildings Internal Area = 20.8 sq m / 224 sq ft
Approximate Total Internal Area = 142.4 sq m / 1534 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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