



125

— YEARS OF —

**Lambert
& Foster**



WILLOWDENE

EGERTON HOUSE ROAD | EGERTON | KENT | TN27 9BN

Guide Price £695,000 FREEHOLD (Subject to AOC)



**Lambert
& Foster**

An individual detached chalet style house providing very well presented five bedroom family accommodation incorporating a readily adaptable integral annexe, all set in established gardens and grounds, the total plot size extending to approximately 1 acre including double garage with workshop, timber sheds and summer houses, all occupying a favoured rural location, enjoying elevated views out across the Weald and countryside.

The property is subject to an agricultural occupancy condition (AOC)** limiting the ownership and occupation to persons currently or previously employed in agriculture or forestry

- Total interior floor area approximately 2805 sq ft / 260.5 sq m
- Entrance and porch
- Sitting room with fireplace housing wood-burning stove
- Dining/family room
- Conservatory
- Kitchen/breakfast room
- Kitchen 2
- Study/bedroom five
- Gym
- Two first-floor landing (accessed via two separate staircases)
- Four bedrooms
- Two bathrooms
- Separate cloakroom
- Oil fired central heating
- Solar panels
- UPVC double glazing
- Detached double garage with workshop
- Timber garden sheds and summerhouses

THE PROPERTY

Willowdene is an individual detached residence which has been extended and improved to create a family home including the flexibility of an integral annexe, if so desired. The well presented accommodation is arranged over two floors with many rooms enjoying the fine rural views. Features include the sitting room with fireplace housing a wood-burning stove with an oak overmantel. Glazed doors lead through to the conservatory with dwarf brick wall beneath a pitched roof. The second reception room comprises the dining room/family room enjoying a fine aspect to rear. The main kitchen/breakfast room is comprehensively fitted with gloss fronted units with some integral appliances including AEG induction hob and double oven and grill, a larder style cupboard, broom and storage cupboards and a useful two seater breakfast bar. A second fitted kitchen provides the option of a kitchen for an integral annexe. Continuing through the ground floor a double aspect study with built-in wardrobe and stunning views has potential to be a fifth bedroom with a second bathroom fitted with a white suite next door. Arranged over the first floor are four bedrooms accessed by two separate staircases, served by a bathroom fitted with a modern white suite and a separate cloakroom which links very well with the bedroom 4.

The integral annexe layout would include the current sitting room, the second kitchen, WC, bedrooms one and two and the (first-floor) bathroom.

GARDENS AND GROUNDS

Willowdene is approached via timber five bar gates opening onto a drive, leading up to parking and to a concrete section double garage, incorporating a workshop area. The gardens and grounds are a fine feature, laid lawn, punctuated with fruit trees including apple, pear, plum and includes two timber garden sheds and two summerhouses. The natural hedge boundaries abut fields. The total plot size extends to approximately 1 acre enjoying elevated far-reaching countryside views.

DIRECTIONS

Approaching Egerton village from the direction of Smarden, proceed through the hamlet of Egerton Forstal turning left at the T junction into Crockenhill Road. Continue on, turning right off a left hand bend into Egerton House Road. Willowdene will be found shortly on the right hand side.

Headcorn mainline station approximately 5 miles
Ashford town with International station and high-speed link to London St Pancras approximately 7 miles

*** "agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;*





FLOOR PLANS

For identification purposes only and not to scale. The position and size of doors, windows, appliances and other features are approximate only.

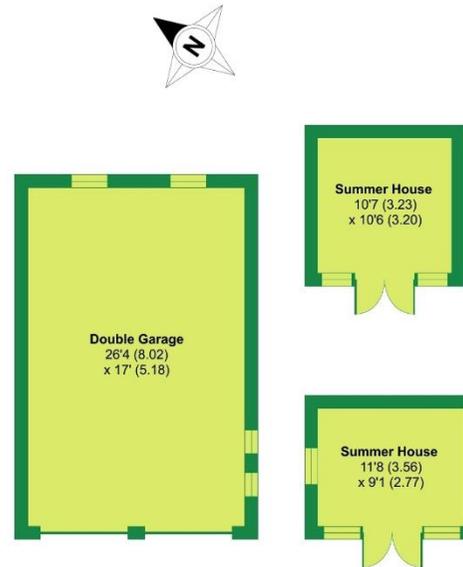
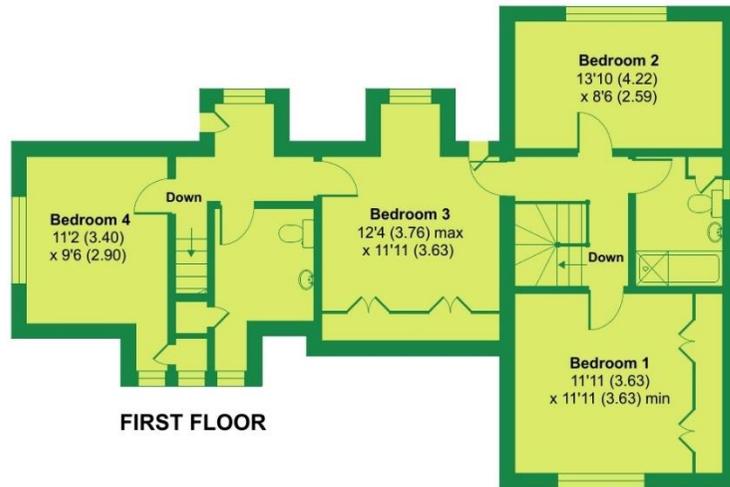
Willowdene, Egerton House Road, Egerton, Ashford, TN27

Approximate Area = 2805 sq ft / 260.5 sq m (includes garage)

Outbuildings = 216 sq ft / 20.0 sq m

Total = 3021 sq ft / 280.6sq m

For identification only - Not to scale



GENERAL

Tenure: Freehold **Services:** Mains electricity and water with private drainage. Oil fired central heating.

Local authority: Ashford Borough Council <https://www.ashford.gov.uk/> **Council tax:** Band D **EPC:** B

Agents Note: We are informed by the seller the solar panels generated 3,271 units in 2021 amounting to region £1,900 in total payments

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

HYPHE, 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 nea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS

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 but 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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.