GOULD HARRISON



# Harmers Way, Egerton, Ashford, Kent TN27 9DN

# Introducing





Set in the charming village of Egerton, this executive detached house on Harmers Way presents an exceptional opportunity for those seeking a spacious and elegant family home. Boasting four well-appointed bedrooms with a large en-suite and luxurious family bathroom.

This wonderful home features two generous reception rooms and a large kitchen/breakfast room providing ample space for both relaxation and entertaining as family life evolves. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile spaces cater to all your needs. The property is set on a desirable corner plot, enhancing its appeal and providing a sense of privacy.

The double garage and driveway provides parking for around six vehicles with convenient storage along with EV charging point (Ohme) The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

The location is particularly advantageous, with convenient village store and a primary school just a stone's throw away. Additionally, the surrounding countryside offers delightful walks, perfect for enjoying the natural beauty of the area.

This property is a rare find in a sought-after village location, making it an ideal choice for families or anyone looking to enjoy a peaceful lifestyle while remaining well-connected. Do not miss the chance to make this stunning house your new home.

# At a Glance

## Harmers Way, Egerton

Ashford, TN27 9DN

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

## Price £765,000

- EXECUTIVE DETACHED FAMILY HOME
- INVITING HALLWAY WITH OAK STAIRCASE & GALLERIED LANDING
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- UTILITY, PANTRY AND GF CLOAKROOM
- SITTING ROOM AND DINING ROOM/STUDY
- FOUR DOUBLE BEDROOMS
- EN SUITE & LUXURIOUS FAMILY BATHROOM
- DOUBLE GARAGE AND GENEROUS DRIVEWAY
- EXTENDED & FINISHED TO A HIGH STANDARD
- SOUGHT AFTER CUL DE SAC IN HIGHLY DESIRABLE VILLAGE LOCATION





# In Detail





## Entrance Hall

An inviting space with imposing contemporary Oak staircase with glass inserts, radiator, coved ceiling, downlighters, doors to:

## Sitting Room

Dual aspect with double glazed French doors opening to rear garden, attractive brick built fireplace housing wood burning stove with oak mantle, two radiators, coved ceiling.

## Dining Room/Study

Double glazed French doors to rear, coved ceiling, two radiators,

## Kitchen/Breakfast Room

A generous range of fitted wall and base units under granite worktops with a high gloss finish to the cupboards and drawers, stainless steel sink with mixer tap, waste disposal, range oven with extractor over, integrated dishwasher, two under counter fridges, wine cooler, radiator, downlighters, notably large pantry, double glazed window and Velux to rear.

## Cloakroom

Frosted double glazed window to front, radiator, low level WC, wash basin with localised tiling, extractor fan, coved ceiling.

## Utility

Double glazed window to side and personal door to garage, stainless steel sink with mixer tap and drainer unit, plumbing and space for washing machine and tumble dryer, coved ceiling, fitted units and worktop.

## First Floor

Galleried landing with double glazed window to front, radiator, airing cupboard, loft access, coved ceiling, doors to:

## Bedroom One

Double glazed window to front, radiator built in wardrobes, coved ceiling, radiator, door to:

## En Suite

Frosted double glazed window to rear, raised cubicle housing mains shower with glazed screen and tiled surround, low level WC, pedestal hand basin, radiator, extractor fan.

## Bedroom Two

Double glazed window to rear, radiator, coved ceiling, built in wardrobes.

## Bedroom Three

Double glazed window to rear, radiator, coved ceiling, built in wardrobes.

## Bedroom Four

Double glazed window to front, radiator, fitted wardrobes, coved ceiling.

## Family Bathroom

Luxury contemporary suite four piece suite comprising a panelled bath with mixer tap, shower cubicle with waterfall shower type, low level WC, vanity unit with wash basin inset and storage beneath, heated towel rail, radiator, frosted double glazed window to front, coved ceiling, downlighters, extractor fan.

## Garden

A fabulous corner plot enjoying a wonderfully secluded and private feel, mainly laid to lawn with paved patio seating area, greenhouse, outside cold water tap, lighting and power points, panelled enclosed fencing, side gated access,

## Double Garage & Driveway

Driveway providing off road parking for several cars leading to a double garage with twin up and over doors, power and lighting, water softener.

## Tenure

Freehold.

## Services

All mains services connected.

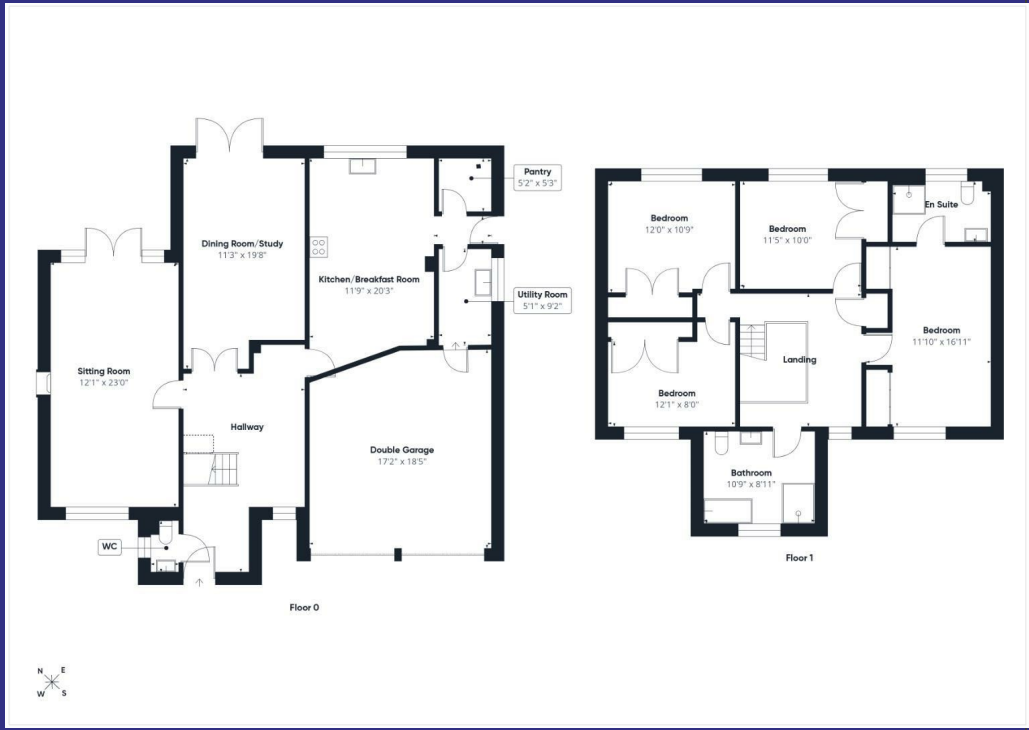
## Council Tax

Ashford Borough Council Tax Band: G





# Floorplan




GOULD HARRISON

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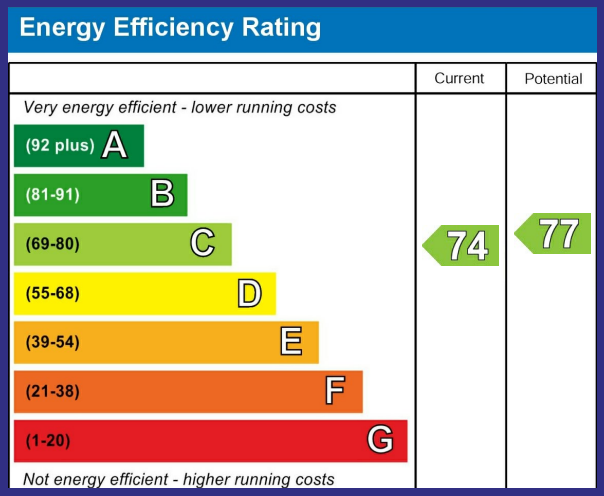
# Key Information

Price £765,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | G

Energy Efficiency Band | C




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.