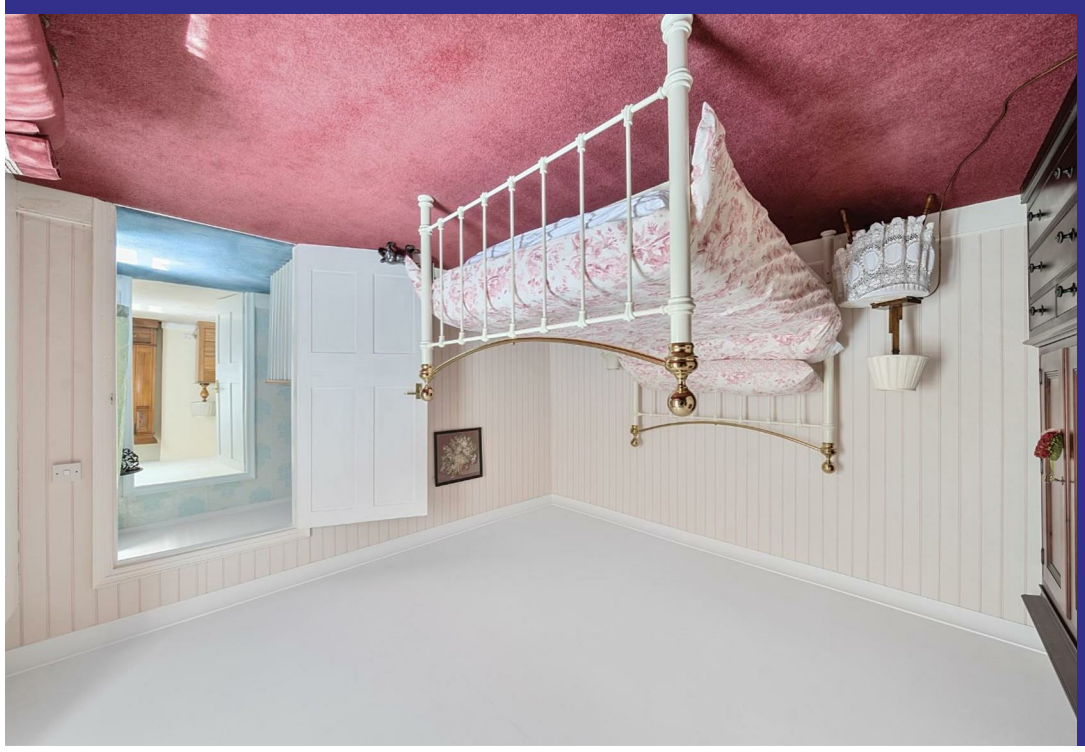
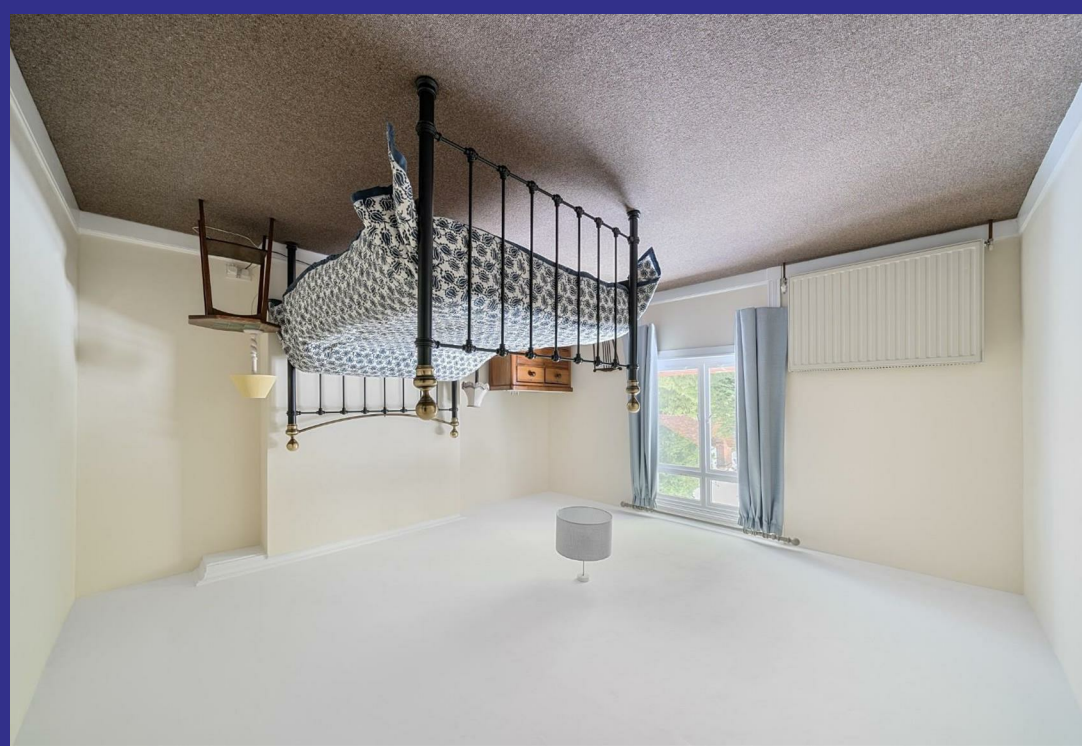










Rosemary House, 94 Church Road, Willesborough, Ashford, TN24 0JG

Guide Price £525,000

GOULD HARRISON

1 Middle Row, Ashford, Kent, TN24 8SQ
01233 646411
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GUIDE PRICE £525,000 - £550,000

Being offered for sale with no onward chain is this beautiful Regency Period House with fine original character features being situated in the centre of Willesborough. The spacious accommodation comprises entrance hall, three reception rooms, kitchen/breakfast room, cloakroom, utility/pantry, office, store. On the first floor five bedrooms, shower room and family bathroom.
Double Garage and Parking to the rear with Garden to three sides. Period single storey Barn with planning permission to convert.
Grade II Listed.





Panelled Front Door to:

Spacious Entrance Hall
With Regency staircase to first floor with open recess under, doors to:

Reception Room 13'2 x 12'3 (4.01m x 3.73m)
Window to front.

Dining Room 13'2 x 13'0 (4.01m x 3.96m)
Window to front, door to kitchen, built in cupboards and shelving to the chimney recesses.

Sitting Room 13'1 x 11'11 (3.99m x 3.63m)
Double aspect, windows to rear and french doors opening to side.

Kitchen/Breakfast Room 13'4 x 17'4 narrowing to 13'6 (4.06m x 5.28m narrowing to 4.11m)
Window to side, range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, four ring electric hob with extractor hood and lighting above, localised wall tiling, wall mounted gas boiler, breakfast bar, plumbing and space for washing machine and fridge/freezer, radiator.

Cloakroom
With low level WC.

Utility Room/Pantry 9'0 x 8'1 max (2.74m x 2.46m max)
Window to side, space and plumbing for appliances.

Rear Office 14'3 x 7'10 (4.34m x 2.39m)
Leading to:

Store 7'10 x 6'2 (2.39m x 1.88m)

First Floor:

Landing
Window to front, doors to:

Bedroom One 13'2 x 13'1 (4.01m x 3.99m)
Window to side.

Bedroom Two 13'2 x 12'4 (4.01m x 3.76m)
Window to front, built in wardrobe cupboard.

Bedroom Three 12'2 x 9'8 (3.71m x 2.95m)
Window to front.

Bedroom Four 9'10 x 7'6 (3.00m x 2.29m)
Window to side.

Bedroom Five 8'10 x 7'2 (2.69m x 2.18m)
Window to side, airing cupboard.

Shower Room
Raised shower cubicle housing mains shower with sliding glazed screen and tiled surround, low level WC, pedestal hand basin

Bathroom
White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, frosted window to rear.



Gardens
Picket fence to front with established shrubs and hedging. Lawns and borders to front and side.
Ample parking and garaging to rear.

Single Storey Barn 51'0 approx x 17'11 (15.54m approx x 5.46m)
Period Barn with planning permission to convert - PA/2022/2221.

Timber Double Garage 19'0 x 16'9 (5.79m x 5.11m)
With twin double doors.

Tenure
Freehold.
Grade II Listed
. 5344 CHURCH ROAD (North-West Side) Willesborough No 94 TR 04 SW 3/132 II GV 2. Early C19. 2 parallel ranges. 2 storeys fronted with weatherboarding. Hipped tiled roof with bracket eaves cornice. 3 sashes with glazing bars missing. Small porch with columns and projecting cornice over. Doorcase with door of 6 moulded panels, the top 2 panels cut away and glazed.
Nos 88. 94 and 96 form a group.
Listing NGR: TR0303141843

Services
All main services are connected.

Council Tax
Ashford Borough Council Band: E.

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