



Hall Cottage, Ball Lane, Kennington, Kent

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Hall Cottage

Ball Lane, Kennington, Kent TN25 4EB

A charming Grade II listed detached property with a generous private plot in a convenient Kent village

M20 (Junction 9) 2.3 miles, Ashford International 2.6 miles (London St Pancras from 36 minutes), Central Ashford 2.7 miles, Canterbury 13.6 miles, London Gatwick Airport 57.9 miles, Central London 59.9 miles

Entrance lobby | Sitting room | Dining room
Kitchen | Utility | Principal bedroom with
cloakroom | 2 Further bedrooms | Family
bathroom | Garage/workshop | Garden | Shed
EPC rating E

The property

Believed to date from the early 17th century, Hall Cottage is a handsome detached period home that has seen a comprehensive scheme of sympathetic refurbishment whilst retaining a wealth of original features, including exposed timber beams, casement windows and fireplaces.

The property has solid oak front and rear doors, with a door from the main entrance lobby opening into the welcoming sitting room with its fine brick-built Inglenook fireplace and fitted log-burning stove. In-keeping column radiators with antique valves run throughout the house, with attractive terracotta tiled floors flowing from the sitting room into the dining room which has exposed brickwork.

A sliding barn-style door from the dining room gives access to the vaulted kitchen and adjacent utility, with striking slate tiled floors. The kitchen comprises an array of cabinetry with wooden worksurfaces over, together with a Butler sink, inset range cooker and a breakfast bar; from here there are views over, and access to, the garden. The utility is fitted with additional

corresponding units, a store cupboard, a Butler sink and stairs to the first floor. A peaceful bedroom and family bathroom with a P-shaped bath complete the ground floor.

The first floor, with its new wooden flooring and plush carpet throughout, houses two further well-proportioned bedrooms with various bespoke fitted wardrobe solutions. The principal bedroom has a sliding door opening to a private cloakroom. The property also benefits from a newly installed combination boiler, water softener and electrics.

Outside

A block-paved drive leads up to the house and the detached garage/workshop with electrical supply. A low red-brick front wall and gate, stocked borders and a natural stone pathway flow up to the main entrance. Alongside is a section of level lawn and a useful shed, with various colourful borders adorning the home's characterful façade.

The lawn wraps around to the generous rear south-westerly facing garden, enclosed via white picket fencing and surrounded by mature trees and established herbaceous borders. A block-paved rear terrace and circular seating area provide ideal spots for al fresco dining.

Location

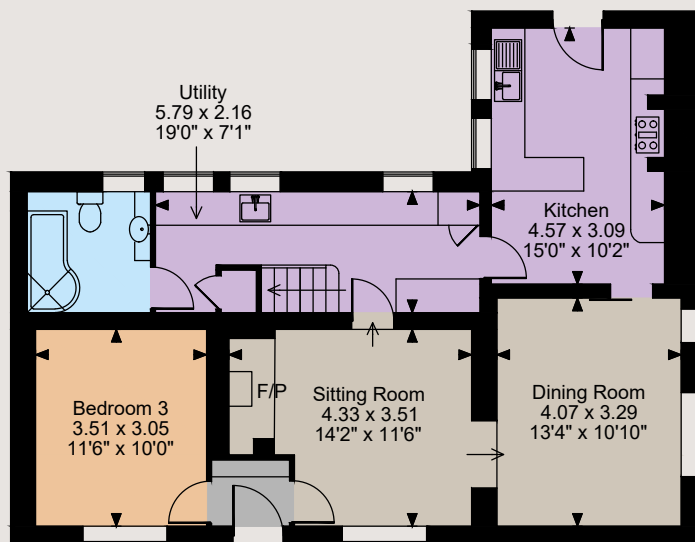
Situated on the fringes of Ashford, Kennington has a public house, general store, Post Office, doctors' surgery and dental surgery. Ashford has a wide range of shops, together with the McArthur Glen Designer Outlet Centre. There are several well-regarded schools in the area, whilst nearby Canterbury offers a complete range of educational, recreational, cultural and shopping amenities.

Ashford International has regular High-Speed services to London St Pancras in around 36 minutes. The M20 (Junction 9) gives access to the major motorway networks, whilst the area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

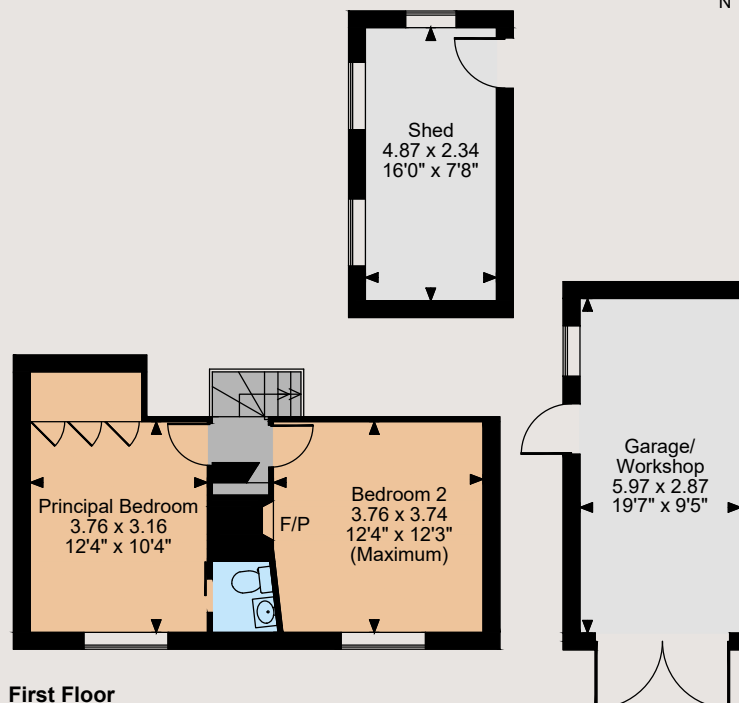




Hall Cottage, Ball Lane, Kennington
Main House internal area 1,190 sq ft (111 sq m)
Garage internal area 184 sq ft (17 sq m)
Shed internal area 123 sq ft (11 sq m)
Total internal area 1,497 sq ft (139 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From M20 (Junction 9): Exit towards Ashford/A20 and follow signs along the A251 for 1.3 miles then turn right onto Faversham Road (A2042). Turn left onto Ulley Road follow onto The Street then turn left onto the Canterbury Road/A28 and continue for 0.4 mile. The property is located on the left, on the corner of Ball Lane.

General

Local Authority: Ashford Borough Council
Services: All mains services; gas heating
Council Tax: Band E
Tenure: Freehold
Guide Price: £575,000

Canterbury

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