

An aerial photograph of a large estate. In the foreground, a grassy field slopes down towards a dense forest. A small, light-colored house with a dark roof is nestled within the trees. The forest is composed of various types of trees, including tall evergreens and shorter deciduous trees with vibrant green foliage. In the background, rolling hills and more forested areas are visible under a clear sky.

# The Lindens

Charing Hill, Charing, Kent



## A charming woodland cottage surrounded by nature, offering complete seclusion and peace.

An attractive double-fronted detached cottage in a wonderful environment, ideal for use as either a full-time or holiday home. The property is situated in a relaxing woodland setting close to the local village and station.



**1 RECEPTION ROOM**



**2-3 BEDROOMS**



**1 BATHROOM**



**OFF-STREET**



**1 ACRE**



**FREEHOLD**



**RURAL**



**789 SQ FT**



**GUIDE PRICE  
£500,000**

### The property

The Lindens is a charming cottage nestled between woodland and open fields, an idyllic country retreat with nature all around and with fine rural views. Set at the end of a long grass track, the cottage provides complete seclusion and privacy. The cottage requires modernisation and offers prospective purchasers the option to improve on the existing building or replace with a new dwelling, subject to any necessary consents.

The accommodation currently comprises a porch opening into a kitchen/dining room with exposed wooden flooring, a feature fireplace with an ornate wood-burning stove, a range of wall and base units, space for white goods and room for a large table. A rear hall gives access to the bathroom and separate WC; from here a stable door opens to the rear. The sitting room, accessed from the kitchen/dining room, has French doors to a raised side terrace; this room could be utilised as a third bedroom if desired.

The accommodation is completed by a dual aspect principal bedroom with exposed wooden flooring,, and by a further rear aspect double bedroom with feature fireplace.

### Outside

Belying its proximity to local village amenities and the station, the cottage's idyllic surroundings are a rarity for East Kent and offer something very special. The cottage is approached through a five-bar gate and over a long grass track which leads to private parking and a front garden enclosed by a low-level brick wall.

A lawned and lightly wooded garden surrounds the property. There is also a shed, numerous areas to relax and unwind, including a raised decked side terrace, ideal for al-fresco dining.

There are far-reaching views over neighbouring countryside, and a further secluded area of garden towards the beginning of the track. The whole is screened by peaceful mature woodland.





## Location

The charming village of Charing has a broad variety of shops, pubs, restaurants, churches, a private health and fitness club, primary school and doctors' surgery. Nearby Canterbury, Maidstone and Ashford all offer extensive shopping, cultural and leisure amenities and a choice of well-regarded schools in both private and state sectors, including grammar schools.

Transport links are excellent: the M20 gives access to major regional centres and the motorway network and Charing station provides regular mainline services to London Victoria (from 90 minutes) and Ashford International, the latter providing High Speed services to London St Pancras from around 36 minutes. The area offers good access to the Continent via the Port of Dover and Eurotunnel.

## Distances

- Charing 0.9 mile
- Ashford/Ashford International 7.5 miles
- Canterbury 13.6 miles
- London Gatwick Airport 52.7 miles
- Central London 53.2 miles

## Nearby Stations

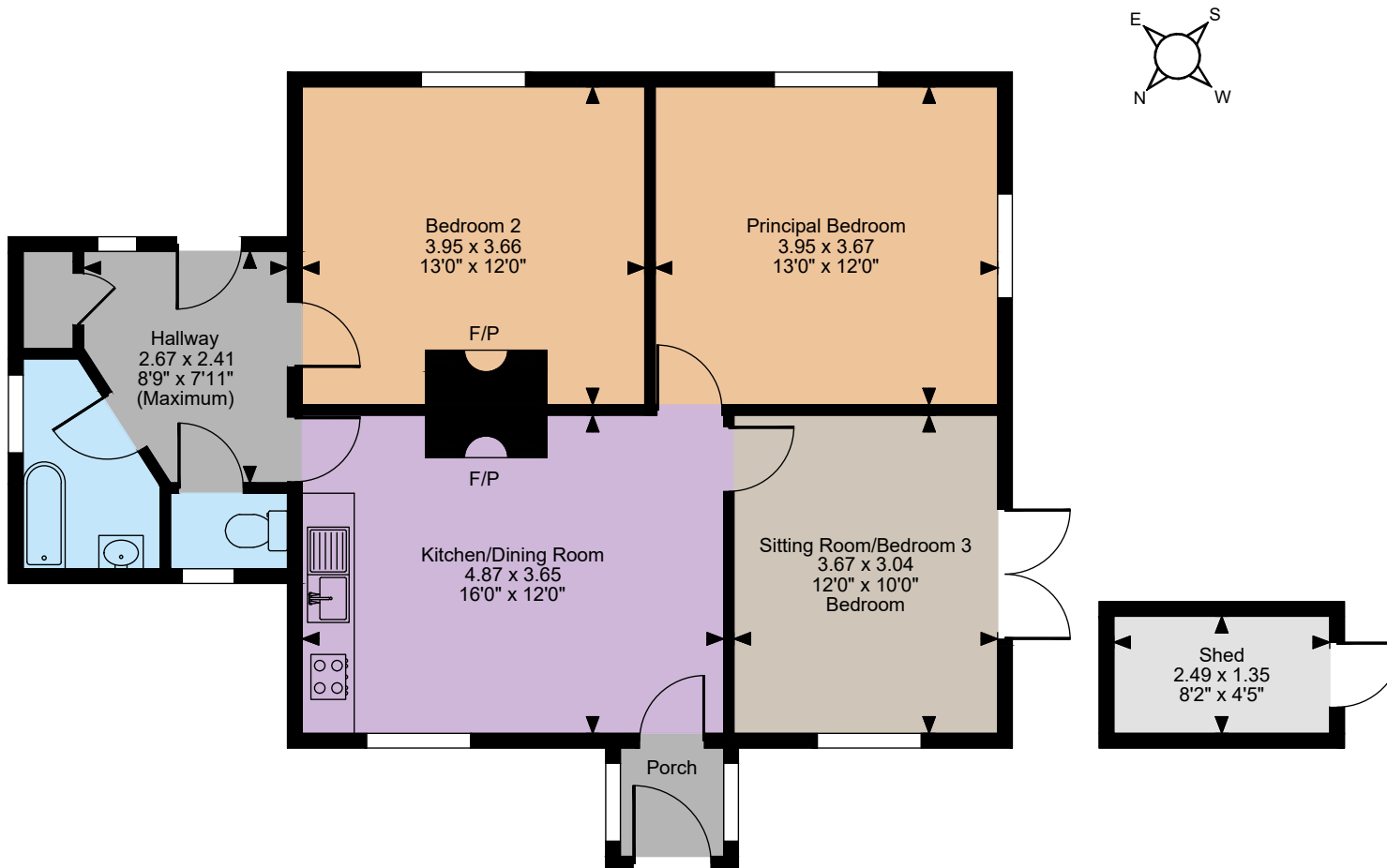
- Charing
- Lenham
- Pluckley
- Ashford International

## Nearby Schools

- Charing CofE School
- Heath Farm School
- Eastling Primary School
- Goldwyn School
- Highworth Grammar School







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

Main House internal area 789 sq ft (73 sq m)

Shed internal area 36 sq ft (3 sq m)

Total internal area 825 sq ft (77 sq m)

For identification purposes only.

## Directions

TN27 ONG

what3words: ///shortens.gifts.commoners

## General

**Local Authority:** Ashford Borough Council

**Services:** Mains electricity and water. We understand that the private drainage at the property may not comply with current regulations; confirmation is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band D **EPC Rating:** G

**Planning:** Prospective purchasers should make their own enquiries of Ashford Borough Council.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

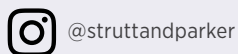
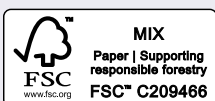
## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

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