



Willows Cottage, Mersham, Kent

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# Willows Cottage

## Cheeseman's Green Lane, Mersham, Kent TN25 7HY

A detached single storey cottage in an accessible location

Ashford International station 4.7 miles (London St Pancras from 36 minutes), M20 (Junction 9) 6 miles, Canterbury 17.9 miles, Mersham village 2.4 miles

Covered porch | Entrance lobby | Sitting room  
Conservatory | Kitchen | Principal bedroom with en suite bathroom | 2 Further bedrooms | Family bathroom | Garden | 2 Sheds | Garage  
Driveway | EPC rating E

About 0.14 of an acre

### The property

Of characterful, weather-boarded elevations under a slate roof, Willows Cottage is a three-bedroomed detached bungalow offering adaptable, light-filled accommodation now in need of refurbishment.

Steps lead to the front door and a small verandah. The porch opens to a generous double aspect sitting room arranged around a fireplace with doors opening to a conservatory. The space is filled with natural light and the generous conservatory offers an additional space in which to relax or dine, with double doors from here opening to the rear garden.

The kitchen sits to the middle of the house and is fitted with a range of wall and base units.

There are three well-proportioned bedrooms, with the principal bedroom benefitting from double doors directly to the terrace and gardens and an en suite shower room. The remaining bedrooms are served by the family bathroom.

### Outside

The cottage is approached via a pair of five-bar gates opening to a gravelled driveway. There is a weather-boarded garage with a slate roof as well as two sheds. The garden continues to the rear of the house where there is a brick terrace.

### Location

Mersham is a highly desirable and accessible village to the south-east of Ashford. The village has a popular primary school and Ashford itself has well-regarded schools and a good array of town centre shops. Together, Ashford and Canterbury provide a complete range of recreational, cultural and shopping facilities.

Connectivity in the area is excellent. The nearby M20 gives good road access, and Ashford International offers High-Speed rail services to London St Pancras with travel times from around 36 minutes. The area has good access to the Continent via the Port of Dover and Eurotunnel.





## Drainage, Water and Other Services

It is understood that the property's foul water system drains to a treatment plant adjacent to the boundary of the property being sold and on the vendor's retained land. Rights of drainage will be granted to the purchaser including the right to repair, maintain and replace this treatment plant and its associated infrastructure.

The vendor reserves the right to connect into all current and future drainage and water supplies for the benefit of their retained land. They also reserve a right at a later date at their cost to lift and shift the sewage treatment plant and apparatus serving the property elsewhere on their retained land or to connect the property being sold to the main sewer.

## Covenants

The property is to be used for residential use only and is to remain as a single private dwelling house. In addition, the purchaser will be required to obtain approval from the vendor for any new building or structural alterations to the existing buildings.

The purchaser of the property will be responsible for the maintenance and replacement of the boundary fences of the property being sold.

## General

**Local Authority:** Ashford Borough Council  
**Services:** Mains electricity and water, private drainage (details of system to be confirmed) and oil-fired central heating.

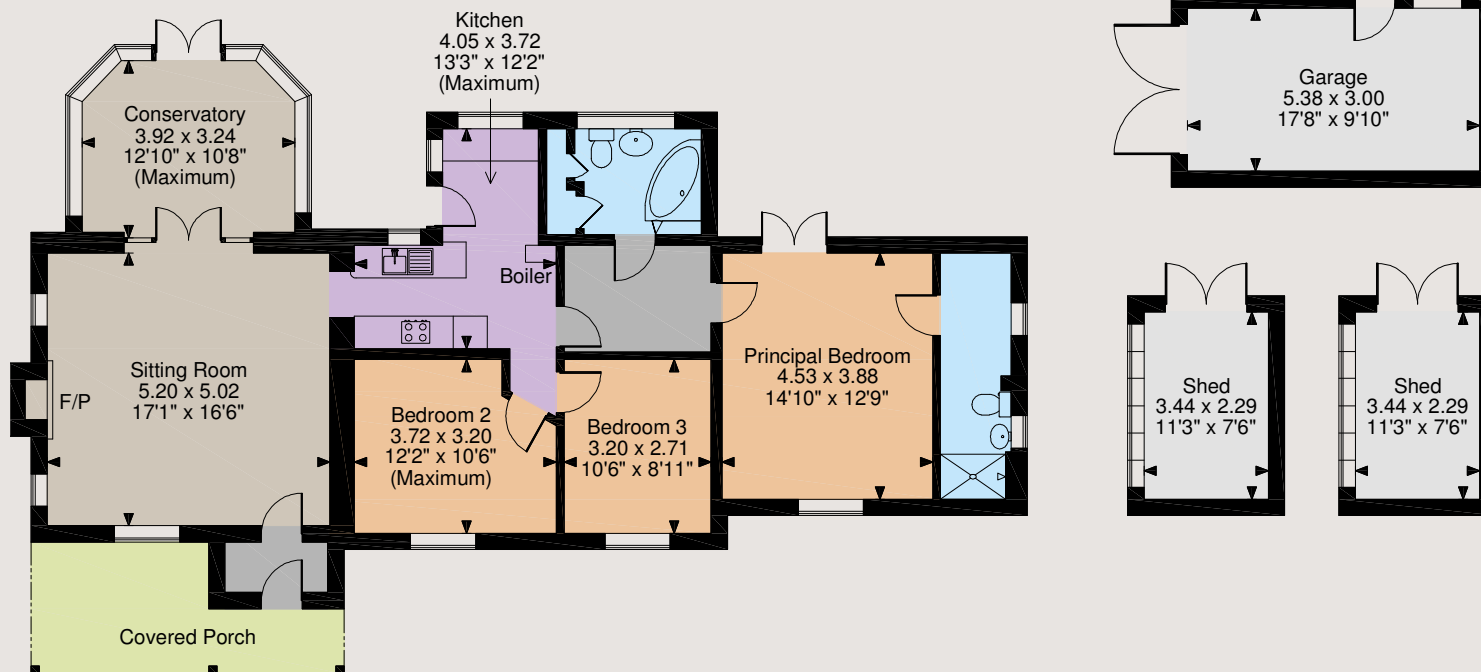
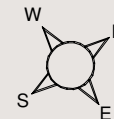
**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £375,000



Willows Cottage, Cheeseman's Green Lane, Mersham  
Main House internal area 1,229 sq ft (114 sq m)  
Garage internal area 174 sq ft (16 sq m)  
Sheds internal area 170 sq ft (16 sq m)



Ground Floor

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

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## Directions

Head south-east on the M20, taking the J10 exit towards Ashford (A2070) and the third and second exits at the roundabouts respectively. Turn left onto Church Road and right onto Cheeseman's Green Lane. After 1.2 miles turn right, and the property will be found on the left.

## Canterbury

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

**01227 473700**

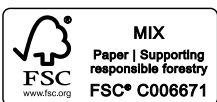
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