

Clewards
Market Place, Charing



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A beautifully presented, characterful period cottage showcasing elegant contemporary styling and historic charm, situated in a highly desirable village setting with wonderful views of the local church.

Clewards is a charming period property occupying a prime position in the picturesque village of Charing. Showcasing crisp, white-rendered elevations, this delightful home has been sensitively updated to combine historic character with elegant contemporary styling.

A combination of casement and sash windows draw in excellent natural light, while the interior benefits from a soft, neutral colour palette and high-quality finishes throughout.

The ground floor offers an inviting, gentle flowing layout ideally suited to modern living, unified by warm wooden flooring. The sitting room provides a comfortable space in which to relax, centred around a charming brick fireplace fitted with a wood-burning stove.

Elegant archways lead through to the bright open-plan kitchen and dining area, creating an excellent sense of flow between the principal living spaces. This superb entertaining area by DeVOL Kitchens features bespoke Shaker-style cabinetry, white stone worktops, a central island, a classic butler sink and modern integrated appliances, together with space for family dining and informal gatherings.

Upstairs, the first floor comprises two beautifully presented and well-proportioned double bedrooms. The principal bedroom benefits from generous built-in wardrobe space, while the second bedroom is served by a contemporary en suite shower room.

A luxurious family bathroom, stylishly appointed with glossy metro tiles, a panelled bath and quality fittings, completes the accommodation.



Outside

The property is approached via a lane with private access, a striking brick archway, and a well maintained, courtyard garden.

This tranquil outdoor space features a paved terrace for al fresco dining, surrounded by gravel pathways, mature potted shrubs and colourful planted borders, all enjoying a stunning backdrop of the neighbouring historic church. The courtyard provides a private and sheltered setting, ideal for outdoor relaxation and entertaining.

Location

Charing is a highly desirable village, combining a strong sense of community with excellent everyday amenities. The village provides a range of local shops, a wine bar, a primary school, medical facilities and a mainline railway station. Nearby is Westwell Wines Vineyard and Winery, while more extensive shopping, leisure and cultural amenities can be found in the nearby market town of Ashford. Canterbury offers a wider selection of retail, dining and educational facilities, together with its renowned cathedral and historic city centre.

The area is well regarded for schooling, with a choice of highly regarded state and independent schools including Charing Church of England Primary School, The King's School Canterbury and Kent College Canterbury. Grammar schools in Ashford and Canterbury include Highworth Grammar School, Norton Knatchbull School, Simon Langton Grammar Schools.

Charing station provides regular services to London Victoria and connections to London St Pancras International via Ashford International. The M20 is easily accessible, providing convenient links to London, the Channel Tunnel and the wider motorway network. The surrounding countryside offers an abundance of walking, cycling and riding routes, with the nearby Kent Downs National Landscape providing miles of scenic rural beauty.

Postcode region: TN27

General

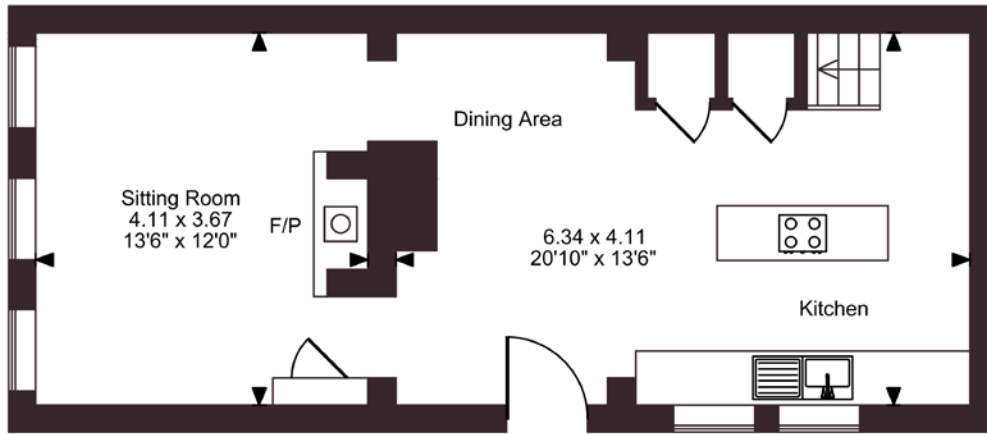
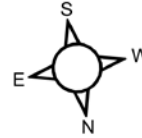
Local Authority: Ashford Borough Council
Services: All mains services; gas heating
Council Tax: Band D EPC rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

918 sq ft (85 sq m)
Stylishly renovated
Freehold
Quiet village location
Overlooking the church
and village green
2 bedrooms and 2 bathrooms

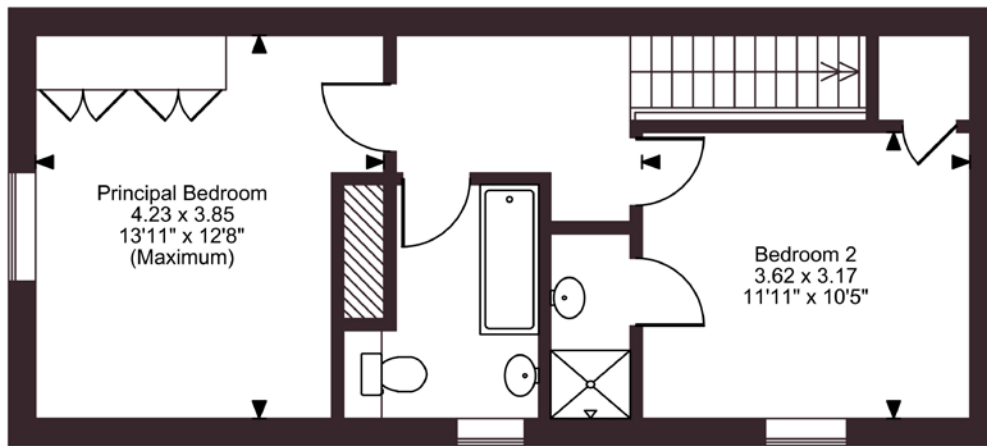
Guide price £525,000



Clewards Market Place, Charing
Internal area 918 sq ft (85 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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