



THE APPLE TREES, CHARING HILL, KENT TN27 0NG
4 NEW DETACHED 3 BED HOMES



**Lambert
& Foster**

THE APPLE TREES CHARING HILL KENT TN27 0NG

An individual development of four detached traditional build three-bedroom houses by Applefield Homes set on the periphery of this historic village.



Ground floor: entrance hall, cloakroom, sitting-room, kitchen/dining room and study. First floor: three bedrooms incorporating main bedroom with en suite shower room and a separate family bathroom. Carport/parking. Garden. LABC warranty.

Charing village is set at the foot of the North Downs and provides good, everyday amenities including primary school, doctors surgery, tea rooms, convenience store, butchers and micro pub.

DIRECTIONS: From the roundabout, located on the A20 on the edge of the village, follow the A252 towards Canterbury. Continue up Charing Hill where upon The Apple Trees will be found on the crest on the right-hand side. Look out for our promotional board.

VIEWING: By appointment only. Cranbrook Office 01580 712 888.

GENERAL:

Tenure: Freehold

Services: Mains electricity and water.
Oil fired central heating.

Drainage: Shared private sewage treatment plant.

Local authority: Ashford Borough Council

Council tax: TBC

EPC: TBC

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

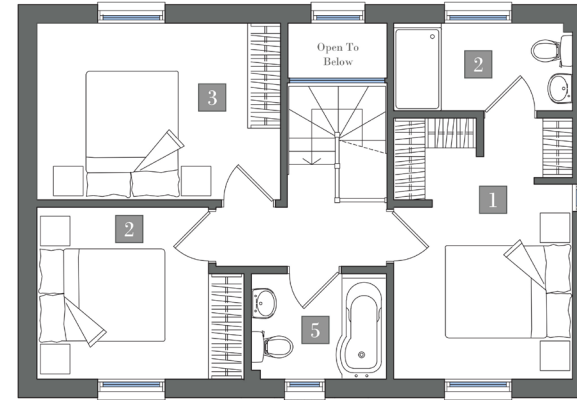
PLOT 1



First Floor

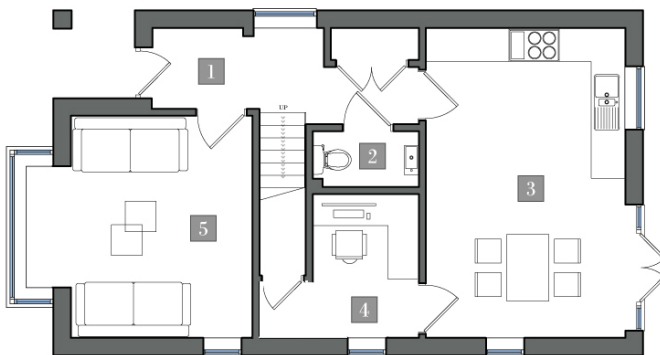
- | | |
|------------------|--------------|
| 1 Master Suite | 3.3m x 4.0m |
| 2 Wardrobe | 1.4m x 1.5m |
| 3 Ensuite | 1.8m x 1.5m |
| 4 Bathroom | 2.3m x 1.75m |
| 5 Bedroom 2 | 4.2m x 2.9m |
| 6 Bedroom 3 | 4.6m x 2.6m |

PLOTS 2, 3 & 4



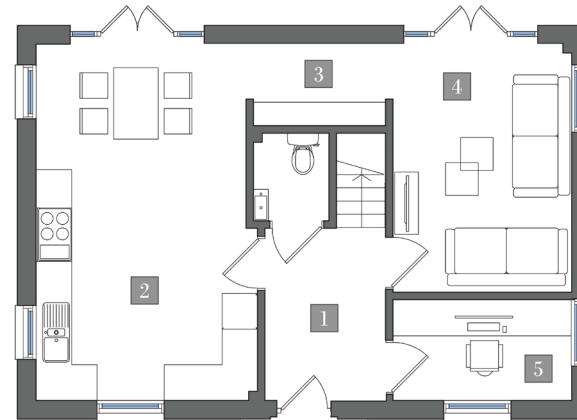
First Floor

- | | |
|------------------|-------------|
| 1 Master Suite | 3.0m x 2.9m |
| 2 Ensuite | 3.0m x 1.5m |
| 3 Bedroom 2 | 4.1m x 3.0m |
| 4 Bedroom 3 | 4.1m x 2.9m |
| 5 Bathroom | 2.3m x 1.8m |
- (indicative sizes)*



Ground Floor

- | | |
|--------------------|--|
| 1 Entrance Hall | 2.1m x 1.5m |
| 2 WC | 1.9m x 1.0m |
| 3 Kitchen/Dining | 3.6m x 5.6m |
| 4 Study | 1.9m x 2.6m |
| 5 Lounge | 4.1m x 4.0m <i>(includes the bay window)</i> |
- (indicative sizes)*



Ground Floor

- | | |
|--------------------|-------------|
| 1 Entrance Hall | 2.1m x 1.5m |
| 2 Kitchen/Dining | 3.8m x 6.0m |
| 3 Library | 2.3m x 1.4m |
| 4 Lounge | 3.0m x 4.2m |
| 5 Study | 3.0m x 1.7m |
- (indicative sizes)*

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