



ARTIST IMPRESSION

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



**Lambert  
& Foster**

## CHARING HILL

### 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.

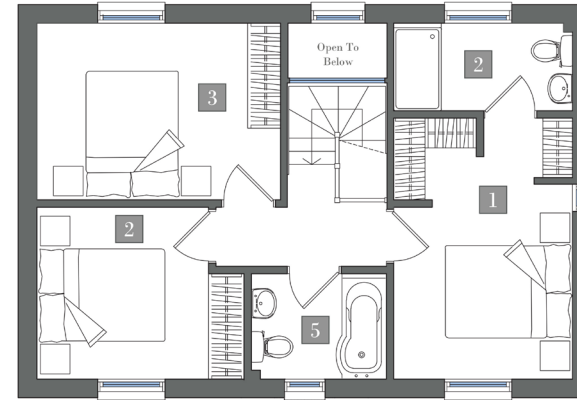
### PLOT 1



#### 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

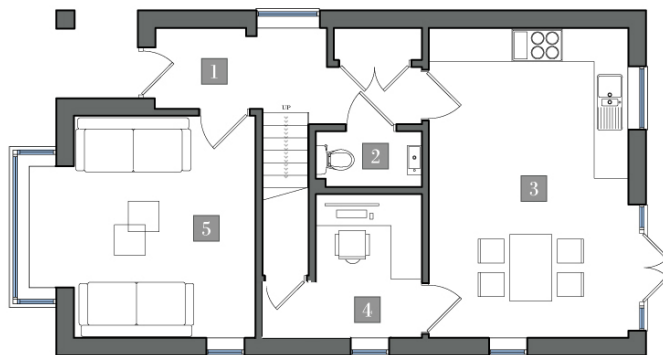
### PLOTS 2, 3 & 4



#### 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

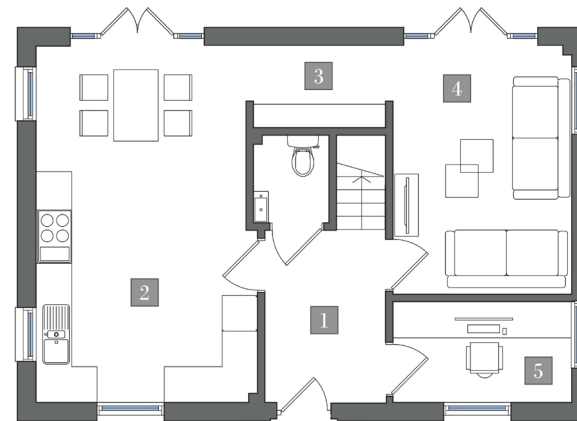
*(indicative sizes)*



#### 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)*

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



ARTIST IMPRESSION

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