



## 2 Hoad Cottages, Swingfield - CT15 7HS

Guide Price £725,000

Approximate Gross Internal Area (Excluding Annexe) = 121 sq m / 1302 sq ft

Approximate Gross Internal Area Annexe = 115 sq m / 1238 sq ft

Total Internal Area = 236 sq m / 2540 sq ft

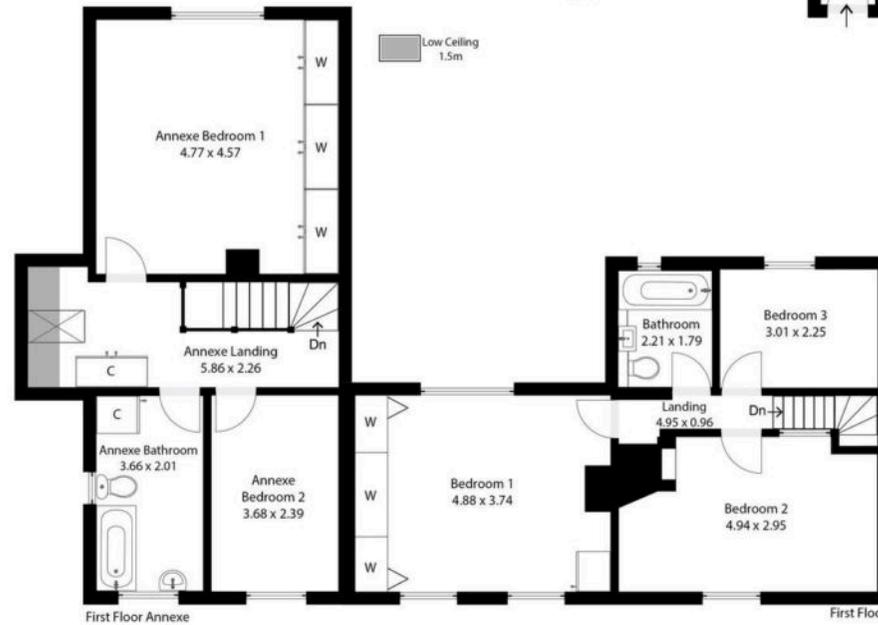
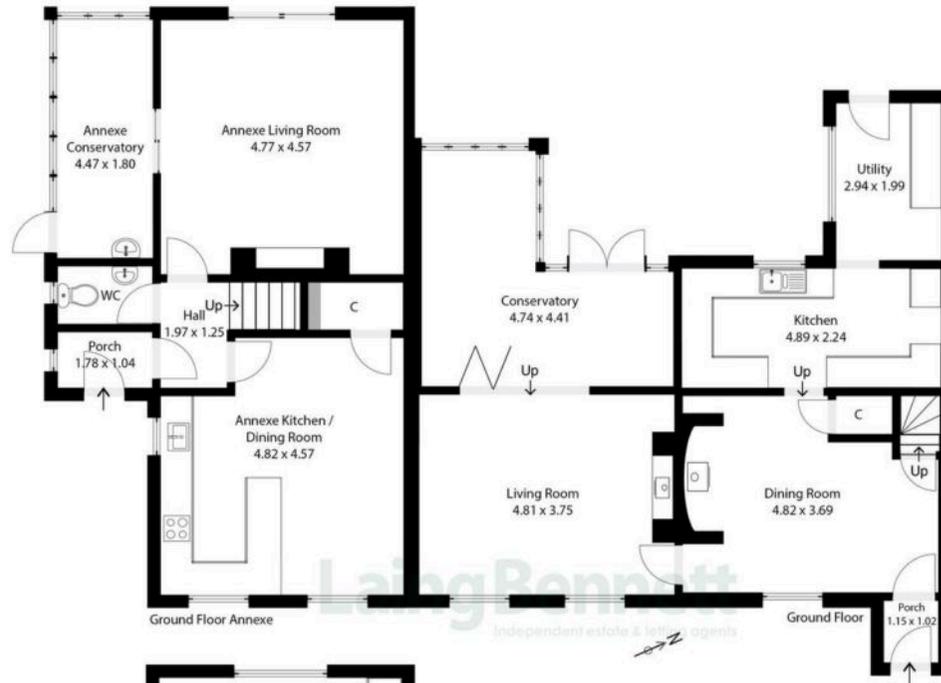


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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## 2 Hoad Cottages

Swingfield, Dover

Set in a tranquil rural location and enjoying countryside views, you will find this beautifully presented and substantial character cottage with a contemporary twist, complete with a large attached self-contained annexe (which could be integrated to the main house). The charming main cottage boasts two wood-burning stoves and a striking inglenook fireplace, while the exceptional annexe provides ideal accommodation for multigenerational living, visiting guests or an opportunity for a potential income.

The outdoor spaces, totalling approximately 0.58 acres, are equally impressive. Featuring an expansive mature landscaped garden with multiple seating areas, a picturesque pond, greenhouse and patio, perfect for relaxing or entertaining. The outside space further benefits from various outbuildings and generous off-road parking for several vehicles, with further potential for garaging if desired.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C











## Laing Bennett

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