

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Ashford Office: 2 High Street, Ashford, Kent, TN24 8SQ
 01233 632383
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY
 01797 362898
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1JL
 01622 687698
 E: maldstone@andrewandco.co.uk
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street, Folsom, Kent, CT19 4ET
 01303 279955
 E: chertton@andrewandco.co.uk
 www.andrewandco.co.uk





EPC Rating:
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If you're looking for a modern home, with the luxuries we have come to expect these days including modern sleek kitchens, en-suite bathrooms and dressing room to the main bedroom, spacious living accommodation and bathrooms on every floor then this spacious house, situated within the village of Aldington could be just the place for you.

There are five bedrooms in total, all generously proportioned (one of the bedrooms is currently used as a study), so there'll be no fighting over who gets which bedroom, with the main bedroom enjoying both an en-suite shower room and dressing room! With bathrooms on each floor, this leaves just two bedrooms per floor to share the remaining bathrooms. Another lovely feature of this home is the balcony, accessed from one of the bedrooms and enjoying a lovely rooftop view of the surrounding area.

On the ground floor you are welcoming inside into a lovely open entrance hallway, serving each of the principal rooms downstairs. Enjoying a double aspect, bay window to the front and double doors opening to the garden, is the living room, which also features a feature fireplace with log burning stove. The dining room is position to the opposite side of the house and also features a bay window to the front. Having been updated recently, the kitchen now features a sleek design, with a high spec finish. There's plenty of cupboards and worktop space, including an impressive breakfast bar and integrated appliances. Another lovely feature is the floor to ceiling windows on the corner looking onto the garden. You can also access the garden from the kitchen through double doors. A separate utility room provides even further storage and work surface space, plumbing for a washing machine and space

- Five bedrooms split across two floors
- Master bedroom with en-suite and dressing room
- Garage and driveway parking
- Generous garden

to keep your tumble dryer. A door also leads from here into the garage. There is also a cloakroom/WC which is positioned near to the front door.

Take the staircase to the first floor where three of the bedrooms are located. The master bedroom occupies the whole of one half of the house, impressive! There is an en-suite shower room comprising a walk-in shower, WC and was basin, and just as impressive you have your own dressing room! There is also a further two double bedrooms (one benefiting from its own balcony) and a family bathroom comprising a three piece suite (bath with shower over, WC and wash basin).

Take the stairs to the top floor and you'll find the final two bedrooms and second bathroom. One of the bedrooms is currently used as a study and makes for a perfect home office, however has in recent years been used as a bedroom. This floor would make for a perfect 'teenage hideout' for any family with older children. There is another bathroom on this floor featuring a walk-in shower, WC and wash basin.

Externally to the front of the house is a lawned frontage with pathway leading from the footpath to the front door. There is a garage to the side of the house, with power and lighting, which can be accessed from inside the house, and has an up/over door to the front. There is also space in front of the garage to park one car.

To the rear the garden is mostly laid to lawn, also featuring a decked seating area adjacent to the house, providing a perfect entertaining space just off the kitchen/lounge. There is also another raised decking with pergola above, planted borders and fenced boundaries.

LOCATION

The village of Aldington offers a variety of amenities, including a highly regarded primary school, friendly local pub, village store with post office as well as the delightful parish church. The larger town of Ashford lies around 5 miles to the west of Aldington and offers a more comprehensive choice of schooling at primary, secondary and Grammar level as well as being home to Ashford Preparatory School. There is also further shopping facilities with the McArther Glenn Designer Outlet, County Square Shopping Centre and numerous out of town retail outlets.

Ashford International Train Station offers a regular service to London St Pancras (high speed in approx. 39 minutes) and the continent (Eurostar services).

