

Ashford Office: 2 High Street, Ashford, Kent, TN24 8SQ. 01233 632383. E: info@andrewandco.co.uk  
 New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY. 01797 362898. E: info@andrewandco.co.uk  
 Maidstone Office: 38 Royal Star Arcade, High Street, Maidstone, Kent, ME14 1JL. 01622 687698. E: maidstone@andrewandco.co.uk  
 Chertton Office: 30 Chertton High Street, Folsomington, Kent, CT19 4ET. 01303 279955. E: chertton@andrewandco.co.uk  
 www.andrewandco.co.uk





EPC Rating:  
**TBC**



Located in such a sought-after position, this four-bedroom detached home is offered for sale chain free. There's a driveway to the front giving off street parking for two cars, a double garage, beautiful kitchen/family/dining room and low maintenance garden to the rear.

The generous accommodation comprises an entrance porch, hallway with stairs leading to the first floor, cloakroom/WC and storage cupboard, large living room with feature fireplace and under stairs cupboard, kitchen/dining room featuring a beautifully designed and bespoke kitchen, utility room and family room addition (former conservatory) which is access from the dining room. Upstairs the spacious landing leads to all of the bedrooms and the family bathroom. The layout is very traditional for the age

of the house with two bedrooms to the front and two rear facing. The main bedroom features an en-suite WC and wash basin along with fitted wardrobes. The family bathroom comprises a three-piece suite with a bath and shower above, WC and wash basin with vanity station. There is also an airing cupboard on the landing.

Externally to the front is a block paved driveway giving off street parking for two cars and access to the double garage (also accessible from the utility room). Solid oak side gates provide secure access to the garden along both sides of the house. The rear garden enjoys a paved patio seating area adjacent to the rear of the house, which steps up to a slightly higher level, where there is another paved patio/seating area, planted borders and lawned area. The boundaries are closed panel

- Four-bedroom family home
- Perfectly placed for access to Highworth Grammar School
- Garden room/Conservatory addition
- No onward chain!

fencing. Along one side of the house there is also a garden shed.

In recent years the sellers have made some fantastic additions and alterations to this lovely home, including;

#### Kitchen

The kitchen was upgraded in 2017, fitted by highly regarded Roma Kitchens, including integrated appliances, comprising a fridge, dishwasher, double oven (with microwave grill), 4-burner gas hob and extractor fan. Quartz worksurfaces are also installed. The central heating boiler was also replaced in recent years (serviced most recently in Nov 2020) and is neatly tucked away within one of the cupboards. Amtico flooring is laid throughout the Kitchen and Utility room.

#### Conservatory

In 2014 the roof of the conservatory was replaced with a solid roof and skylight roof windows installed, making this a much more usable year-round room. Just like the Kitchen, Amtico flooring was also laid.

#### Windows and doors

All external windows and doors were also replaced throughout in 2017.

#### LOCATION

The Quantock Drive area has always been highly regarded amongst local families due to the proximity to the town centre, international station and schooling options on your doorstep. For anybody looking to get into London the international station is a 25-minute walk away with regular services to London St Pancras in 37 minutes. For anybody driving, junction 9 of the M20 is only a 5-minute drive. Schooling options include Highworth Grammar School for Girls, St Teresa's Catholic Primary School & Ashford St Mary's CofE Primary School are all within close walking distance. You can walk into the Town Centre within 15-minutes and Eureka Entertainment Park (Bannatyne's Health Club & Spa, Cineworld cinema, Dobbie's Garden Centre and numerous eateries) within 14-minutes.

Tenure: Freehold

Local Authority: Ashford Borough Council

