



EPC Rating:  
**78**



Luxury modern home located in a quiet cul de sac in St Marys Bay. This fabulous home has been much improved by the current owners to offer everything anyone could possibly need from a family home. Entered through a useful porch area into the spacious hallway which leads to all the ground floor rooms. The main kitchen space is the heart of this home with a large amount of storage cupboards and built in appliances. It is fitted with modern style units and worktops, which give plenty of workspace for making family meals. The kitchen has room for a full size dining table and has French doors out into

the garden space. The main living room also gives access to the garden and is a great size, big enough to house the largest sofas and chairs. In addition to the living spaces on the ground floor there is a utility room and a useful study. The home has a large double bedroom on the ground floor which has a separate dressing room and en-suite shower room. Upstairs are three further bedrooms the largest of which has a walk in wardrobe and en-suite bath/shower room. The two further bedrooms on the first floor are large double rooms and share the use of the family bathroom. Outside the garden space wraps around the house and is very low maintenance with astro turf and hard paving.



- Four / Six Bedroom
- Luxury Home
- Two Bedroom Suites
- Large Living Room
- Air Conditioning

The garden area is a fabulous entertaining space with a fantastic BBQ and bar area as well as a great workshop. The home boasts two parking areas one to the front of the home which is block paved. The second parking bay is within the gated area to the side of the home which again is block paved.

This home really needs to be seen to fully understand all that is on offer.



**Tenure:** Freehold

**Local Authority:** Folkestone & Hythe District Council





Ashford Office: 2 High Street,  
Ashford, Kent, TN24 8SQ  
**01233 632383**  
E: info@andrewandco.co.uk  
[www.andrewandco.co.uk](http://www.andrewandco.co.uk)

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.

New Romney Office: 24 High Street,  
New Romney, Kent, TN28 8BY  
**01797 362898**  
E: info@andrewandco.co.uk  
[www.andrewandco.co.uk](http://www.andrewandco.co.uk)

Maidstone Office: 38 Royal Star Arcade,  
High Street, Maidstone, Kent, ME14 4ET  
**01622 687698**  
E: maidstone@andrewandco.co.uk  
[www.andrewandco.co.uk](http://www.andrewandco.co.uk)

Cheriton Office: 30 Cheriton Highstreet,  
Folkestone, Kent, CT19 4ET  
**01303 279955**  
E: cheriton@andrewandco.co.uk  
[www.andrewandco.co.uk](http://www.andrewandco.co.uk)

