

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

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

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

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

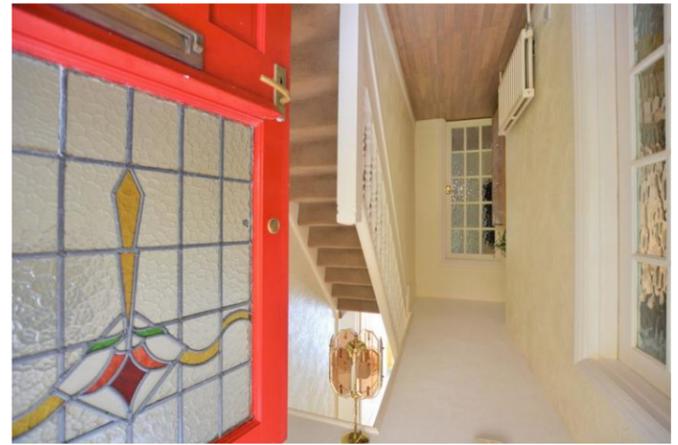
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1st Floor

Ground Floor





EPC Rating:
E



A rare and exceptional opportunity to purchase this detached five bedroom, four reception room home in one of Ashford's most desirable roads; Lenacre Street. With a large generous plot and flexible accommodation, this property has so much to offer; the large garden backs onto fields and gives you the tranquillity of country views with the convenience of being in easy proximity to Ashford International Station and Town Centre, Shops, Public Transport, Schools and Eastwell Manor (Champneys Spa). Early Viewing is essential.

The house was originally 1930's built with later double storey extensions to the side and single storey extensions to the rear, which means that the accommodation throughout is very generously proportioned and could be easily adapted to suit your requirements. Step into the entrance hall where you have

stairs to the first floor and doors to the kitchen and reception rooms. The study and lounge are separated by a feature exposed brick chimney, the study area has a window overlooking the front garden and the lounge enjoys an inset wood burner perfect for colder evenings, window to the side and opening to the dining area. The dining area is a very good size with sliding patio doors to the conservatory and door into the kitchen.

The conservatory has windows overlooking the wonderful garden and views beyond with double doors opening onto the patio area, the kitchen is a fantastic size and has a range of wall and base units with window overlooking the garden, inset sink with drainer and space for appliances. The utility area, has a storage cupboard housing the boiler and worktops and cupboards with space and plumbing for a washing machine and tumble dryer.

- Five Bedroom Detached Home
- Four Reception Rooms
- Desirable Location
- Countryside Views
- Large Rear Garden Backing onto Fields

There is a window to and door to the side for access to the garden and a door leads to the family room, as well as a door taking you back into the entrance hall. The family room is again a very good size with window overlooking the garden.

Upstairs on the landing you have doors leading to all bedrooms and family bathroom. Bedroom one has a large range of built-in wardrobes and window overlooking the front, Bedroom two has sliding mirrored wardrobes and window to the rear overlooking the garden. Bedroom three also overlooks the garden with double storage cupboard and bedroom four overlooks the front with built-in double wardrobes. Bedroom five has built-in storage which houses the hot water tank and window which overlooks the rear. The family bathroom has been recently refurbished and has a panelled bath with shower above, wash hand basin and WC with obscure glass window.

Outside:

To the front, there is a white picket fence and off road parking for several vehicles, a good size lawn area and a range of small trees and shrubs.

To the rear the garden is absolutely stunning and backs onto fields which in spring time can be filled with ewes and their lambs and offers far reaching countryside views beyond. There is gated side access with a fantastic patio area which is perfect for entertaining in the summer months adjacent to the rear of the house. The rear garden is mainly laid to lawn with mature flowers and shrubs.

Please refer to the floorplan for room sizes and layout.

