





Tucked away in a quiet corner of Quantock Drive, which continues to be one of the most sought-after areas in Ashford for families. This generously proportioned four bedroom detached house does require some updating but has plenty to offer any potential buyer and gives you the chance to make your own. Two reception rooms, good sized bedrooms, large rear garden and garage with a driveway for off road parking are just some of the benefits of this property.

The sizeable accommodation comprises of a hallway with stairs leading to the first floor and storage cupboard, a considerable size lounge with a large window results in a bright and airy room, accessed through an opening from the lounge, is a separate dining room that has ample space for a dining table and lastly leading on from here is the kitchen which has been

finished to modern standard and includes built in appliances and plenty of work top surfaces, with a Miele washing machine included also. The layout of the accommodation downstairs has a nice flow already but also has flexibility and has the potential for further adjustments or even extensions in the future, subject to planning permission.

Upstairs the spacious landing leads to all of the bedroom's, the family bathroom and a separate W/C. The layout is very traditional for the age of the house with two bedrooms to the front and two rear facing. The family bathroom is a two-piece suite with shower cubicle and hand basin. The W/C is separate from the family bathroom, but they could easily be made into one room if you preferred.

Externally this property benefits from having both a garage and

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Good Size Kitchen
- Large Rear Garden

a driveway for off road parking, there is also a front garden which is currently laid to lawn but could be utilised as further parking in the future if you choose to convert the garage for that additional living space. To the rear is a large garden, set over 2 levels, the lower level is a patio-ed area which stretches the whole width of the house and the upper level is a substantial size which is laid to lawn, here there is a shed for your garden storage.

#### 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 CoE 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.

#### COUNCIL TAX

Ashford Borough Council

Tax Band: E

Tenure: Freehold

Local Authority: Ashford Borough Council





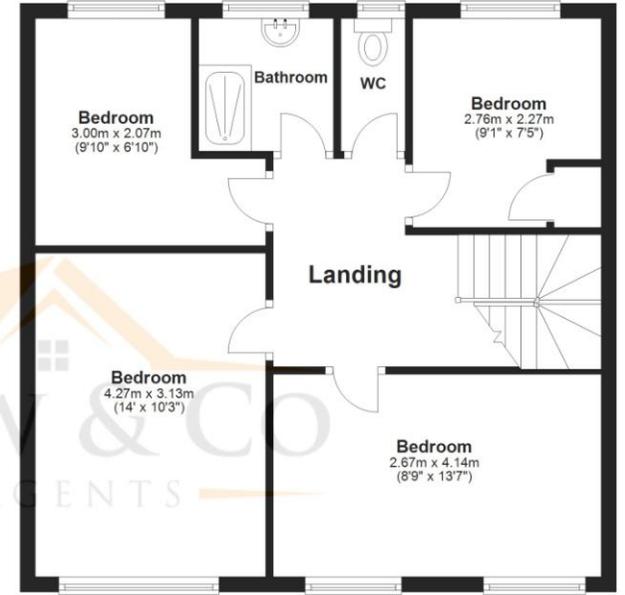
### Ground Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



### First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



**Total area: approx. 117.2 sq. metres (1261.1 sq. feet)**

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



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

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

Maidstone Office: 38 Royal Star Arcade,  
High Street, Maidstone, Kent, ME14 1JL  
**01622 687698**  
E: [maidstone@andrewandco.co.uk](mailto: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](mailto:cheriton@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.