





This impressive house sits along a private driveway, shared with just three other houses, within the highly sought after Godinton Park development, and has been extended and much improved over the years.

Originally built in 2005 by Bovis Homes, the current owners have improved this home with a loft conversion, addition of a conservatory to the rear, opening up of the kitchen/dining room to create a through kitchen/diner and the conversion of the double garage into a useful space, currently use as a home office.

The garden to the rear is low maintenance and benefits from being completely secluded thanks to the mature trees behind. The garden is mostly paved with artificial lawn.

There is space to park 3/4 cars on the driveway, and should the garage be required for parking vehicles inside, we understand this could easily be altered to accommodate.

Homes on this development come available rarely and get snapped up quickly, with sought after schooling on your doorstep.

Tenure: Freehold
Local Authority: Ashford Borough Council
Council Tax: Band E

- Five/six bedrooms
- Four bathrooms (three en-suite) and separate ground floor WC
- Low maintenance rear garden
- Driveway parking for numerous vehicles & double garage (currently converted)

ENTRANCE HALL

STUDY 8' 0" x 7' 3" (2.44m x 2.22m)

KITCHEN/DINING ROOM 26' 8" x 11' 3" (8.14m x 3.45m)

LOUNGE 18' 6" x 10' 2" (5.64m x 3.12m)

CONSERVATORY 8' 9" x 17' 8" (2.67m x 5.41m)

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 14' 8" x 10' 2" (4.49m x 3.12m)

ENSUITE

BEDROOM 8' 8" x 11' 1" (2.65m x 3.38m)

ENSUITE

BEDROOM 6' 9" x 6' 6" (2.08m x 2.00m)

BEDROOM 9' 8" x 6' 11" (2.97m x 2.11m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 13' 10" x 14' 3" (4.23m x 4.35m)

ENSUITE

WALK IN WARDROBE

BEDROOM 8' 7" x 10' 1" (2.64m x 3.08m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

DOUBLE GARAGE (CONVERTED)

REAR GARDEN

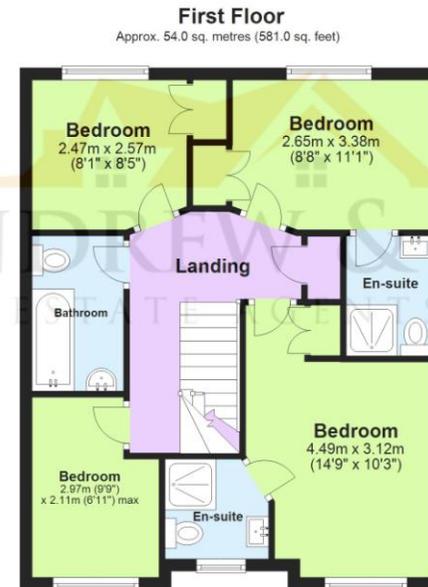
LOCATION

Godinton Park remains a highly sought-after development, located to the west of Ashford's Town Centre, and comprises a mix of housing, amenities and schooling. The development itself was extended when Bovis Homes built in c2004 with this newer part of the development comprising only of detached homes. Within Godinton Park you'll find a CO-OP convenience store, The Three Chimney's family friendly pub, a number of takeaways, hairdressers and Godinton Park Primary School (highly regarded amongst local resident's). You can also walk into Town from here (approx. 30 minutes) and to the International Station too (approx. 35 minutes).

SERVICE CHARGE INFORMATION

We are informed by the sellers there is an Estate Charge payable, which covers the maintenance and upkeep of the communal grounds within Godinton Park and is charged at £200 per annum.





Total area: approx. 165.9 sq. metres (1785.3 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.