

# BUTTONWOOD BARN, LEES ROAD

BRABOURNE LEES | ASHFORD | KENT | TN25 6QA



£975,000

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# 'EXTREMELY SPACIOUS BESPOKE 5 BED DETACHED HOUSE STANDING IN AN IMMACULATE 0.6 ACRE PLOT'

## ACCOMMODATION

### GROUND FLOOR

- ENTRANCE HALL • CLOAKROOM • STUDY •
- KITCHEN/BREAKFAST ROOM • UTILITY ROOM • DINING ROOM
- SITTING ROOM • BEDROOM FIVE EN-SUITE • STORE ROOM • GARAGE •

### FIRST FLOOR

- MASTER BEDROOM EN SUITE • BEDROOM TWO EN-SUITE • BEDROOM THREE •
- BEDROOM FOUR • BEDROOM FIVE • FAMILY BATHROOM • STORE ROOM

## LOCATION

Buttonwood Barn is situated in the heart of the village of Brabourne Lees, within walking distance of local store/post office, village hall, primary school and sports/social Club and two popular village pubs. The nearby market town of Ashford offers supermarkets, secondary schools, leisure facilities, cinema and restaurant complex and designer shopping outlet. The International Station at Ashford has high speed rail link to St Pancras, London (37mins) and the Channel Tunnel Terminal and the M20 are reached in just 10 mins. The coastal towns of Hythe and Folkestone and the Cathedral City of Canterbury are all just a short drive away.

## BUTTONWOOD BARN, BRABOURNE LEES, ASHFORD, KENT, TN25 6QA

Extending to some 4800sqft Buttonwood Barn is an elegant house constructed in 2006, architecturally designed with an emphasis on minimum upkeep whilst including the luxury of full air conditioning, quality kitchen and bathrooms together with a swimming pool heated by an air source heat pump. Set in around 0.6 acre of level gardens the property MUST BE VIEWED to fully appreciate the generous proportions, the light airy rooms and the fabulous location with direct far reaching views across open countryside and the North Downs. The property was built for the current owners who wanted to enjoy spacious rooms throughout and to take advantage of the extensive views over the 'Brabourne Country

Estate'. To the ground floor there is a very good sized sitting room with log fire, separate dining room, study, recently re-fitted kitchen and utility room, cloakroom, impressive hallway, guest bedroom with en-suite, store room and double garage. The first-floor centres around an impressive galleried landing with full length windows and offers four further large bedrooms, two en-suites, family bathroom and storeroom.

VIEWING OF THIS STUNNING PROPERTY IS HIGHLY RECOMMENDED.

## GARDEN AND OUTSIDE AREA

Set well back in a 0.6 plot the property is approached through five bar gates with a driveway offering ample parking facilities surrounded by neat lawns. The west facing rear garden backs onto open countryside and is a superb entertaining space with a heated swimming pool, a large raised decking area leading to generous lawned areas beyond.

## SERVICES

Oil central heating, mains water, drainage and electricity..

## COUNCIL TAX BAND G

## DIRECTIONS

Please call our office for directions to the property.











**Buttonwood Barn, Lees Road, Brabourne Lees**



Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID369600)

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