



## Plot A Fir Court

Hythe Road

Willesborough

Ashford, Kent TN24 0QW

Fabulous modern living space - an individual architecturally designed family home. Brand new build with electronically operated gates, large double garage, high specification and to be sold with a 10 year BLP warranty.

Guide Price £750,000

### Accommodation

4/5 Bedrooms • 2 En-Suites • Family Bathroom  
Sitting Room • Dining Room • Kitchen/Breakfast Room  
Orangery • Utility Room • Downstairs WC  
Spacious Entrance Hall

### Exterior

Rear garden mainly laid to lawn providing a blank canvas with good sized sun terrace with sandstone slabs. A private and secluded plot, shingle drive with double garage and large electric up and over door. Electric remote control gates.

### Communications

Hythe Road to M20 Junction 10 • A28 to Canterbury and Tenterden • A2070 to New Romney and the coast





## Situation

Fir Court is a private road leading directly off Hythe Road therefore providing very quick and easy motorway access from M20 Junction 10. The property is one of a pair built by Fir Court Developments Ltd in a secluded and hidden location behind electrically operated gates, near to playing fields and Willesborough Cricket Club. Within Willesborough there are a number of small shopping parades, secondary and primary schooling, however access can easily be gained to Ashford town centre and International Railway Station. Ashford is well served for supermarket shopping with a number of out of town retail outlets including very popular McArthur Glen designer outlet.



Both of the en-suites and the family bathroom feature underfloor heating. Buy with confidence knowing the property is being offered with a 10 year BLP warranty.

## Gardens

Good sized shingle driveway to the front giving access to a large double garage with electrically operated up & over door. Approached via a long private driveway secured by electronically operated remote control gates. The rear garden has been laid to lawn and good sized patio with sandstone slabs. The garden is shielded and screened by tall fir trees providing privacy.

## Directions

**Southbound on the M20** come off at Junction 10 taking the fifth exit Hythe Road, remain in the left hand land avoiding the right hand lane which re-joins the motorway. Continue to the traffic lights at the junction with Church Road. Continue straight across on the Hythe Road looking out for the turning for Fir Court which is a small private drive on your left hand side.

## Plot A Fir Court

One of a pair of brand new detached houses ready and available now. Traditional in their appearance but with a modern twist. There is a brand new well equipped kitchen with underfloor heating, American style fridge/freezer and range of built-in domestic appliances. Tiled flooring in the kitchen follows through to the orangery and utility room. The accommodation offers tremendous space with large entrance hall and turning oak staircase. On the first floor there are 4 good sized bedrooms (this can be changed to 5 bedrooms if required).

## Services

All mains services are connected.

## Viewing

Strictly by appointment with the Agents  
**(Ref: A1326)**



## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

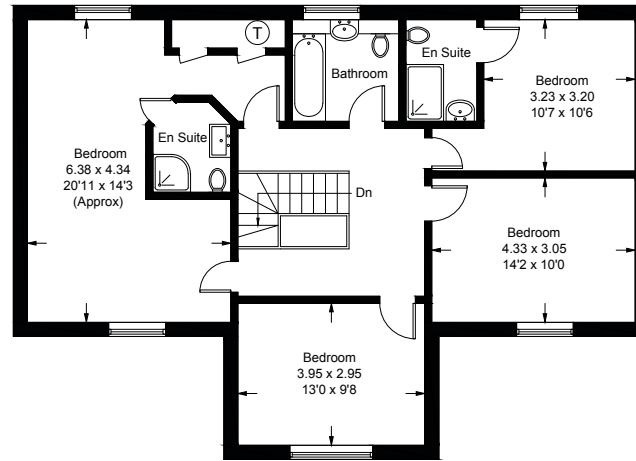
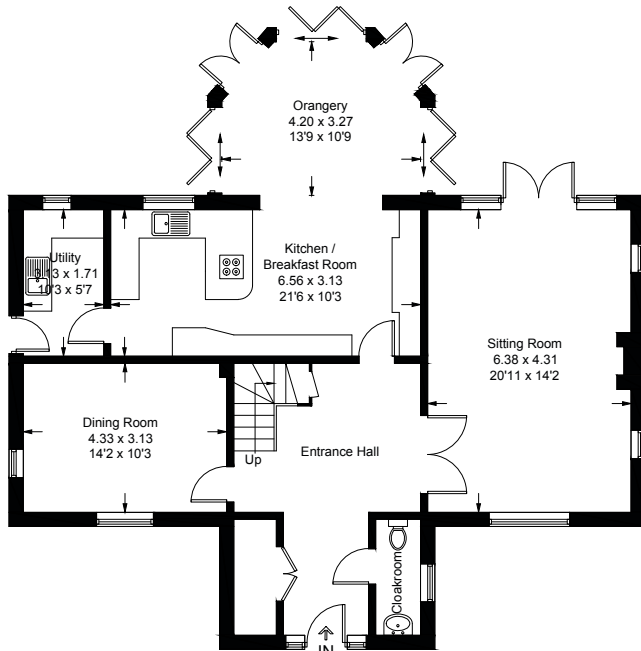
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The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

# 1 Fir Court, Hythe Road, Ashford



Ground Floor - 107.7 sq m / 1159 sq ft

First Floor - 92.5 sq m / 996 sq ft

Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft

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. (ID281558)



# Ashford Homes

DEDICATED TO ASHFORD PROPERTY

## Willesborough/ Willesborough Lees

Willesborough is a Parish of Ashford about half a mile from the Town Centre. It is split into two parts being Willesborough and Willesborough Lees which is approximately 2.5 miles from the town.

The Parish has its own Windmill built in 1869 and is today used for various functions.

There are also numerous shops and businesses including Givaudan and Premier Foods UK, schools, pubs, The Julie Rose Stadium and the William Harvey Hospital.

It is also ideally located to provide excellent commuter access for the M20 motorway Junction 10 and Ashford International Station.



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Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

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**Bill Dane**

Head of Hobbs Parker  
Ashford Homes