



Fairacre House

3 Potters Close

Sandyhurst Lane, Ashford, Kent TN25 4PX

Incredibly well maintained 5 bedroom detached house within an exclusive cul-de-sac made up of only 7 similarly styled detached homes.

Guide Price **£739,950**

Accommodation

- 5 Bedrooms • Master Bedroom with En-Suite
- Guest Bedroom with En-Suite • Family Bathroom
- Sitting Room • Dining Room • Kitchen/Breakfast Room • Study • Conservatory • Utility Room
- Downstairs Cloakroom • Entrance Hall with Galleried Landing

Gardens

Private Drive with Parking • Double Adjoining Garage
Plenty of Space at Either Side of the Property
Large Rear Terrace • Lawned Garden • Well Stocked
& Established Flower Beds and Borders Backing onto
Woodland with Southerly Aspect

Communications

- Easy access via the A20 to M20 Junction 9 • A251 to Faversham • A28 to Canterbury and Tenterden
- Ashford International Railway Station putting London St. Pancras within approximately 37 minutes
- Also Eurostar service to The Continent – Paris approximately 2 hours





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.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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.

Situation

A small cul-de-sac of only 7 similarly attractive and impressive detached homes just off Sandyhurst Lane in a semi-rural position only a few miles to the north of Ashford town centre providing easy connectivity by both road and rail - from Ashford International Railway Station or M20 junction 9. The property backs onto an area of ancient woodland providing a high degree of seclusion and southerly aspect. Sandyhurst Lane is the home to Ashford Golf Club and links the A20 with the A251 Faversham Road. At this end there is Eastwell Towers, Boughton Aluph and Eastwell Manor, a luxury hotel with golf club and health spa. Ashford, originally a market town, is well served for supermarket shopping, has an indoor shopping centre along with the very popular McArthur Glen designer outlet. There is great connectivity by both road and rail for commuting. Ashford International Railway Station offers a high speed commuter service to London St. Pancras taking approximately 37 minutes and a Eurostar service to The Continent putting Paris within approximately 2 hours.



Fairacre

A wonderful family home constructed approximately 19 years ago. Impeccably maintained by the current owners who have upgraded bathrooms and en-suites. There is a well proportioned sitting room, separate dining room and generous study. The kitchen has a comprehensive range of wall and base cupboard units with solid oak worktops. There is plenty of room for a breakfast table, adjoining utility and also opening onto an attractive conservatory. First impressions are an attractive entrance hall with turning staircase to galleried landing and full height leaded light double glazed windows.

Exterior

There is a private driveway to the front providing parking along with access to an adjoining double garage. There is plenty of space to either side of the property with planting and pathways along with a secluded seating area on the western side. The garden has been well landscaped with timber pergola, large sun terrace and lawn. Surrounding the house are hard landscaped pathways and seating areas. At the rear boundary there is a gradient providing a wild garden backing onto The Warren, a large area of ancient woodland.

Directions

South bound on the M20 come off at Junction 9. Take the third exit Fogeres Way, continue on this short stretch of dual carriageway to the John Lewis roundabout getting in the right hand land for the roundabout signposted Lenham A20. Take the fourth exit right turn onto the A20 following the signpost for Lenham through the first set of traffic lights to the roundabout going straight across and in its next stretch of dual carriageway get into the right hand lane ready to filter right into Sandyhurst Lane just before the Hare & Hounds public house. After turning into Sandyhurst Lane look out for the turning for Potters Close which will be on your right hand side.

Services

All mains services are connected.

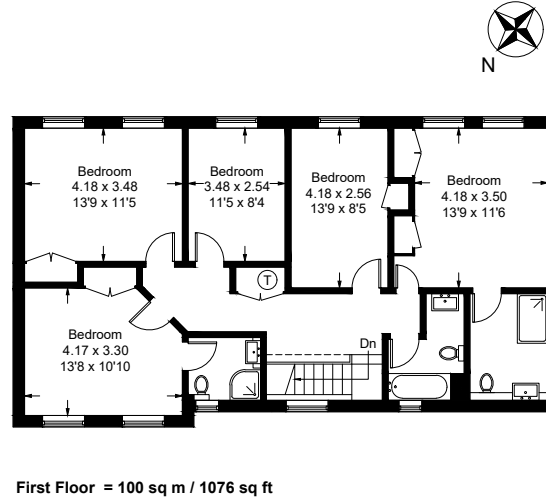
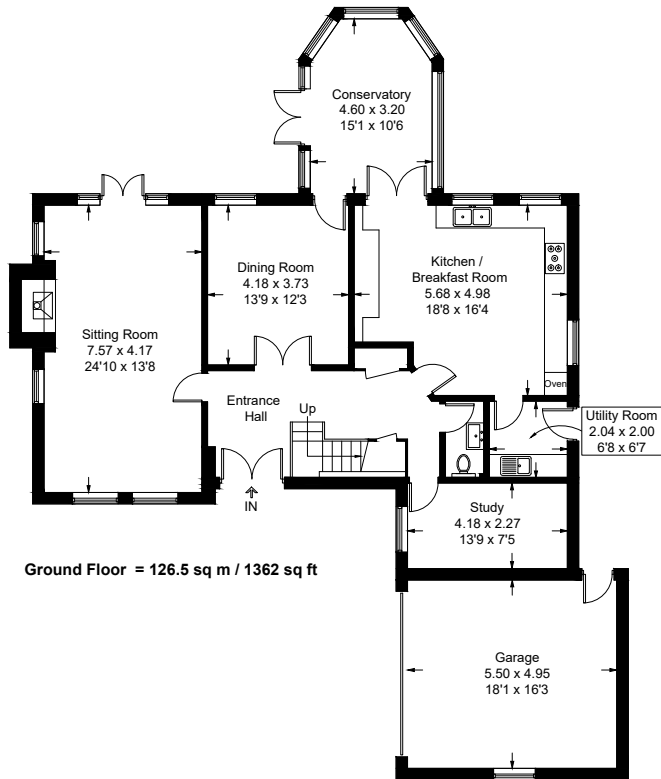
Viewing

Strictly by appointment with the Agents
(Ref: A1335)

Energy Performance Certificate



3 Potters Close, Sandyhurst Lane, Ashford



Approximate Gross Internal Area = 226.5 sq m / 2438 sq ft
 Garage = 27.3 sq m / 294 sq ft
 Total = 253.8 sq m / 2732 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. (ID295379)



Ashford Homes

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Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including an International Station with Eurostar trains to Europe and 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns. Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



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Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

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.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses within the Ashford area since the great storm of 1987. With over 25 years of experience, I can offer you all you the expertise you need.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Bill Dane

Head of Hobbs Parker
Ashford Homes