



Bucksford Grange

Bucksford Lane

Ashford, Kent TN23 4TZ

A stunning detached family home of impressive dimensions and a high standard of presentation approached via shared electric gates with an adjacent property. There are lovely walks closeby around Singleton Lake and the River Stour.

Guide Price: £860,000

Accommodation

- Large Reception Hall (*oak staircase and floors*)
- Cloakroom • Study/Family Room • Dining Room (*oak flooring*) • Sitting Room (*wood burning stove*)
- Kitchen/Breakfast Room (*integrated appliances*)
- Utility Room • Boiler Room • Landing/Sitting Area
- Master Bedroom Suite with Dressing Area and En-Suite Bathroom (*Juliette balcony*)
- Guest Bedroom En-Suite (*with dressing room*)
- 3 Further Bedrooms • Family Bathroom
- Underfloor Heating • Instant Hot water • Double Glazed Windows

Gardens

- Automated Entrance Gates (*shared*) • Front Gardens
- Parking Forecourt • Double Garage (*electric doors*)
- Landscaped Gardens • Pergola
- Lawns • Terraces

Communications

- International Station (*HS1*) • Eurostar
- M20 Motorway (*Jcts 9 & 10*)
- A28 to Tenterden and Canterbury
- A251 to Faversham • Channel Tunnel





Situation

Bucksford Grange is situated in a lovely location close to Singleton Lake and surrounding country park which is edged with modern housing development originally as Singleton Village but these days simply know as Singleton. The area lies to the southern reaches of the town and is accessed from the nearby A28 which borders the village of Great Chart and provides access to the historic town of Tenterden.

The thriving market town of Ashford enjoys a fabulous connectivity including the International Station which provides high speed train services to London St. Pancras in just 27 minutes and Eurostar services to The Continent. There are 2 junctions to the M20 motorway providing a direct link with the M25 along with the Channel Tunnel and Port of Dover beyond.

The town is expanding which is accompanied by exciting town centre development and a range of retail outlets including Waitrose and John Lewis at Home. There is a choice of schools both in the state and independent sectors including Grammar Schools for both boys and girls,

Bucksford Grange

Originally constructed in around 2001, the house has since been extended and remodelled during the current ownership.

Extra land has been acquired to extend the garden.

Double glazed windows were installed around 4 years ago and there is underfloor heating on both floors.

All of the reception rooms have excellent dimensions including the kitchen/breakfast room which features a kitchen by "Roma" including quartz surfaces, large island, integrated appliances and Elica Interstella cooker hood.

The sitting room has a "Karndean" floor and a contemporary style wood burning stove as well as bi-folding doors.

The reception hall is an impressive space with oak flooring and a carved oak staircase.

On the first floor, the landing is large enough to be used as a sitting room and all of the bedrooms are of a good size including a guest bedroom with both en-suite bathroom and dressing room. The master bedroom suite is also large and has a Juliette balcony, range of



fitted wardrobe cupboards with concealed access to an en-suite bathroom with bath and walk in shower.

In our opinion, this is one of Ashford's finest modern homes and internal inspection is highly recommended.

Gardens

The gardens are arranged on all four sides of the house including a parking forecourt, double garage and front lawns. The largest area of garden lies to the far left hand side and has been impressively landscaped and planted including a pergola, soft planting areas and terraces.

Directions

From the M20 motorway, leave at Junction 9 and proceed to the upper roundabout in the direction of Ashford passing John Lewis at Home on your right hand side. Cross over the Drover's Roundabout following signs towards Tenterden A28. Continuing along this road pass Matalan on the left hand side and continue following signs towards Tenterden A28. Look for a turning on the left into Tithe Barn Lane whereupon Bucksford Lane will be found also as a turning on the left. Proceed to the upper end of Bucksford Lane passing The Lake on the right hand side where the entrance to Bucksford Grange will be found through automated electric gates.

Services

Mains water, electricity and gas. Private Klargestor drainage system shared between four properties. Underfloor heating. Water softener.

Viewing

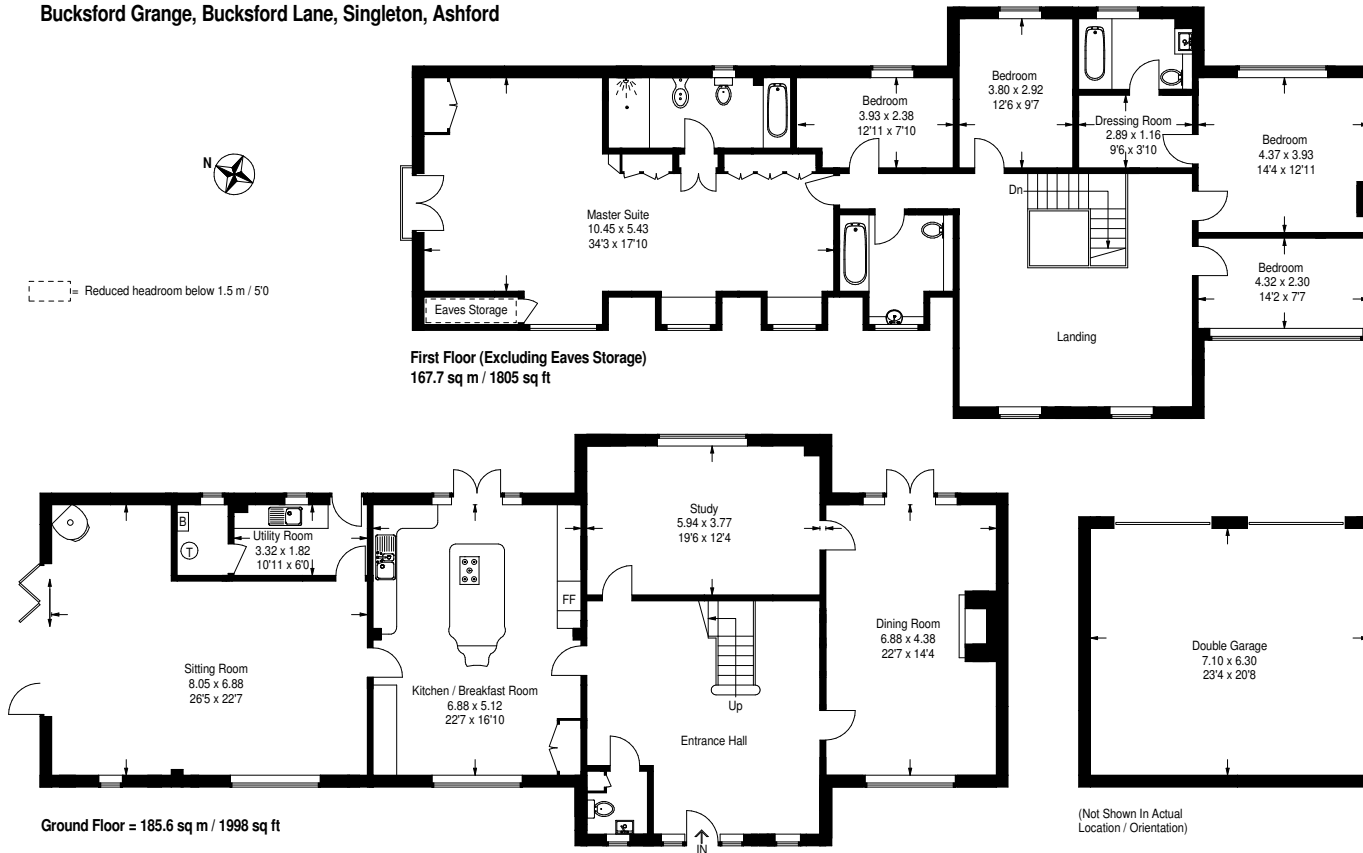
Strictly by appointment with the Agents **(AI404)**.

Energy Performance Certificate





Bucksford Grange, Bucksford Lane, Singleton, Ashford



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.

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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.

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

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you would like a second option, 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.

Hobbs Parker are not only busy selling property in Ashford, we are also busy promoting and supporting Ashford through the marketing that we do online and within social media.

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.

Ashford is entering very exciting times and Hobbs Parker is at the forefront of making sure that our clients' properties receive the value that they deserve.

With over 160 years of experience in Ashford and its surrounding villages, we offer 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.



Alex J Davies FNAEA MARLA
Managing Director
Hobbs Parker Estate Agents