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Ashford Homes

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KNOLLYS COTTAGE
WILLESBOROUGH LEES • KENT

KNOLLYS COTTAGE · SANDY LANE · WILLESBOROUGH LEES

Price £625,000

Entrance Hall, Sitting Room, Dining Room, Study, Refitted Kitchen/Breakfast Room, Ground Floor Cloakroom, Indoor Heated Swimming Pool, Ground Floor Guest Bedroom with En-suite, First Floor Landing, Master Bedroom with Dressing Room and En-suite Bathroom, Two Further Bedrooms on First Floor and Family Bathroom, Outside Approximately just under 1 Acre of Gardens, Summer House/Utility Room, Timber Outbuilding with Adjacent Carport.



INTRODUCTION

A rare opportunity to buy this unique detached house found at the end of Sandy Lane nestled amongst woodland in approximately 1 acre of secluded grounds. The original part of the house dates back to the 17th Century with a wealth of period features which include two inglenook fireplaces and exposed beams. Other features included oak floor to the study and ground floor bedroom, wood block flooring to the dining room. Indoor heated swimming pool. Bespoke light oak kitchen/breakfast room with built in appliances and a range cooker.

Ground Floor

Front door to:

Entrance Hall Fireplace with brick surround and tiled floor, incorporating oiled fired boiler supplying hot water and central heating, radiator, telephone point, coats/gun cupboard. Double glazed window to front overlooking garden.

Sitting Room 13'6 x 13'7 Feature inglenook fire place, radiator, T.V. aerial point, exposed beams and timbers, two wall lights points, double glazed window to rear, basement door to rear, step up to:

Study 11'6 x 13'7 Inglenook fireplace, radiator, exposed beams and timbers, oak floor, double glazed window to rear.

Dining Room 23'0 x 13'5 Oak wood block flooring, two radiators, triple aspect double glazed window to rear and side, double glazed French doors to rear terrace. Door to swimming pool.

Refitted Kitchen/Breakfast Room 30'3 x 7'4 widening to 8'3 Bespoke light oak range of base and wall units with granite effect work surface having inset twin bowl single drainer sink unit with mixer tap, waste disposal unit, integrated Neff dishwasher, integrated fridge and freezer, Elan range master with two ovens, six ring hob, range master extractor cooker canopy hood above, tiled surrounds, tiled flooring, recessed down lighters, space for full length larder fridge, understairs storage cupboard, telephone point, dual aspect double glazed window overlooking garden, double glazed French doors to side leading to further terrace.

Ground Floor Guest Bedroom 15'3 x 11'8 Radiator, double glazed window overlooking garden, French doors to side.

En-suite Shower, low level flush WC, vanity unit having inset wash basin, radiator, tiled surrounds, double glazed window to side.

Stairs from entrance hall to:

First Floor

Landing Exposed beams and timbers, wall light point, access to loft, double glazed window overlooking garden.

Master Bedroom 19'6 x 14'1 Split level incorporating dressing room area, 2 radiators, two wall light points, telephone point, exposed beams and timbers, built in wardrobe, double glazed windows to rear.

En-suite 14'6 X 6'1 Dual aspect double glazed window to side and rear, colored suite comprising panelled bath, pedestal wash basin, low level flush WC, bidet, shower with tiled walls, radiator.



Bedroom 2 13'5 x 14'2 Dual aspect double glazed window to side and rear, radiator, deep storage/ linen cupboard with latched door, exposed beams.

Bedroom 4 9'5 x 9'4 (minimum). Exposed beams, built in cupboard, radiator, double glazed window onto garden.

Family Bathroom 10'6 x 7'11 White suite comprising panelled bath, mixer tap with shower attachment, pedestal wash basin, low level flush WC, tiled surrounds, coved ceiling, linen cupboard double glazed window onto garden.

INDOOR HEATED SWIMMING POOL

Pool Room 35'11 x 23'10 Windows to side and rear with part glazed door onto terrace and further doors onto side.

Boiler Room Housing boiler and pool filter system.

OUTSIDE

Delightful grounds of approximately just under 1 acre, predominately laid to lawns, various trees and shrubs. Outside utility/garden summer house currently used as a utility room, space and plumbing for washing machine and tumble dryer, power and light. Side terrace with doors leading from kitchen/breakfast room and pool room leading down onto gardens. Further paved terrace to rear of property, outside water tap, further lawned area and borders, shrubs and trees, outside lighting. Further timber storage shed. Timber outbuilding with pitched corrugated iron roof, adjacent car port, driveway providing off road parking and turning area, modern oil tank.

SERVICES

Electricity, Water, Septic Tank, Oil Central Heating.

Postcode

TN24 0NJ

DIRECTIONS

From Junction 10 of the M20 Motorway Southbound take the first exit Left into Kennington Road, proceed across the roundabout and immediately on the right hand side is Sandy Lane which is an unmade track and proceed approx half mile along track and Knollys Cottage is the last property.

VIEWING

Strictly by appointment only.

(Reference A375)

CONTACT

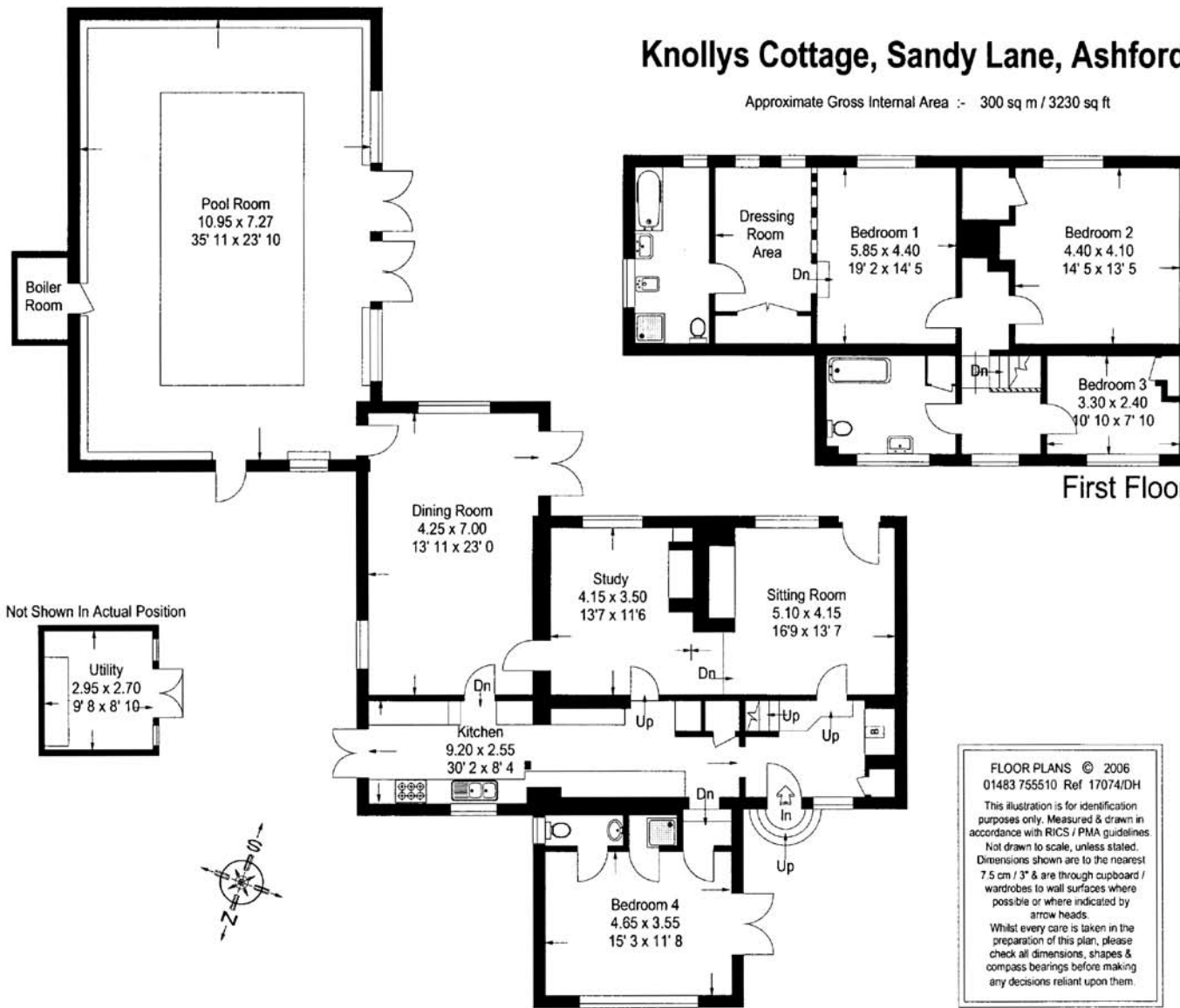
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Knollys Cottage, Sandy Lane, Ashford

Approximate Gross Internal Area :- 300 sq m / 3230 sq ft

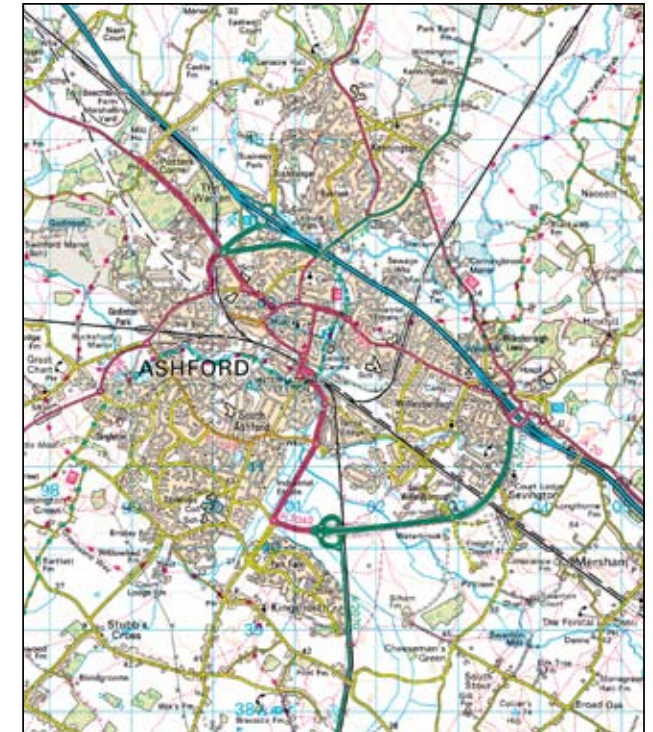


ASHFORD

Canterbury 12 miles · Tenterden 13 miles
Maidstone 19 miles · Dover 23.5 miles
Channel Tunnel Rail Link 14 miles

Willesborough

Willesborough is situated to the east of Ashford town centre and is home to a restored smock windmill, a variety of shops, Tesco supermarket, Argos, Comet, Homebase and a nearby garden centre. Local schools include Norton Knatchbull grammar school, The North secondary and 2 primary schools.



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