



ESTATE AGENTS  
**ANDREW & CO**

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nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.  
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is given as to their quality or quantity. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is given as to their quality or quantity. The plan is for guidance purposes only and should be used as such by any prospective purchaser.



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2 Middle Row, High Street, Ashford, Kent, TN24 8SQ  
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336 Sandyhurst Lane  
Ashford, TN25 4PE  
Offers In Region Of £650,000





Set in a Semi-Rural Location with Far Reaching views over Countryside is this Spacious Detached 5 Bedroom Family Home. This property is really finished to impress with fabulous fixtures and fittings throughout with the added benefit of your very own Gym and Study/Office!

Situated along Sandyhurst Lane which is approx. 2 miles from Ashford Town Centre, convenience is key with great access to the A20, the M20 and the large array of quality Schools located within close proximity, this is as close as it gets to the ideal Family Home not just in size but location!

The property comprises of an inviting Entrance Hall with Oak Flooring and Stunning Oak Stair Case leading to the First Floor, to the front of the property there are 2 bay fronted Double

Bedrooms. Leading of the hallway is a good sized Dining Room which currently incorporates a Dining Table that extends to incorporate 10. A lovely sized Kitchen/Breakfast room with modern fitted Kitchen with granite worktops and outlook over the rear Garden another benefit would be the useful Utility Room incorporating the space and plumbing for washing machine, tumble dryer and fridge/freezer as well as Cloakroom. Also located at the rear is the Lounge with double doors leading to the Garden Patio. To The first floor are 3 Bedrooms, 2 of which are doubles, the Master Bedroom benefits from built in Oak Wardrobes and view over rear Garden and ensuite with under floor heating. Positioned at the front is the further Double Bedroom with Oak built in wardrobes and lovely far reaching views over Countryside, also located on the first floor is the 4 piece suite Family Bathroom again with under floor heating.

- Stunning Detached Family Home
- Extensively Extended
- Popular Sandyhurst Location
- 5 Bedrooms
- Gym & Office

Outside the front Garden is enclosed by a brick wall with gated entrance and Indian Sandstone path to property front door. To the side is a block paved drive way which provides parking but also leads to gated parking area, double gate to rear Garden and Garage. The Large Rear Garden is laid to lawn and is perfect for both entertaining and for the larger family with patio which is laid with Indian sandstone and can also be accessed via gated side entrance with path to Patio. The Garage with up and over door and can be accessed via a personal door to the side with Study/Office located to the rear again with your own personal entrance. In addition is the Gym with Shower unit, no need to pay those expensive membership fees!

Ground Floor Measurements:  
Lounge - 15'3 x 1'3  
Kitchen/Breakfast Room - 19'1 x 10'11  
Utility Room - 10'7 x 6'5  
Dining Room - 12'4 x 10'11  
Bedroom - 13'11 into bay x 10'11  
Bedroom - 13'11 into bay x 10'11  
First Floor Measurements:  
Master Bedroom - 18'4 x 12'10  
Ensuite - 9'1 x 6'2  
Bedroom - 18'4 x 9'5  
Bedroom - 9'8 x 6  
Family Bathroom - 8'10 x 8'8  
External Room Measurements:  
Garage - 18'7 x 8'7  
Gym - 15'10 x 7'8

