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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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.
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 plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by and prospective purchaser. Plan produced using Planlup.



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Saint Thomas, Church Road
Mersham, Ashford, Kent TN25 6NS



EPC Rating:
55



'Saint Thomas' is a lovely well-presented 4/5 Bedroom Detached Family Home situated within the delightful village of Mersham.

The property offers spacious and flexible living accommodation in a secluded location, ideal for families looking to upsize to the outskirts of Ashford. Particular benefits to note would be the 3 receptions rooms with additional Kitchen/Breakfast and Utility Room. The Gardens are a good size and offer a peaceful secluded outlook to the rear. The property has also recently been fitted with new Carpets and has been redecorated throughout.

The village of Mersham is located to the East of Ashford and is just 5 minutes away from Junction 10 of the M20, ideal for those who need easy access to Ashford, London or the Continent.

There is a popular primary school as well as playing fields and excellent sports club located at the bottom of the village and a thriving village hall where many clubs and activities are held. In the village centre there is a well-stocked shop as well as two very good pubs.

The accommodation comprises of a spacious entrance hall with stairs to first floor and door leading to Dining Room with lovely parkay flooring and outlook to front. There is also a nice size Kitchen/Breakfast room leading to Utility Room with personal door to Garage and Cloakroom. To the rear of the property is the Lounge with double doors leading to the rear Garden and an extremely handy Study which could also be used as a 5th Bedroom! The first floor comprises of landing with doors to 4 good sized bedrooms, a newly installed Shower Room and

- Detached Family Home
- Popular Mersham Village Location
- 4/5 Bedrooms
- Spacious Living Accommodation

additional Bathroom, there is also another cloakroom. Externally the property is approached via a block paved drive which provides parking for 3-4 vehicles and leads to the Garage. The rest of the front Garden is laid to lawn with gated sided access leading to the Rear Garden which is mostly laid to Lawn with patio.

Hallway
Dining Room - 18' x 12'5
Kitchen/Breakfast Room - 20'10 x 9'11
Cloakroom
Utility Room - 10'3 x 8'8
Lounge - 21' x 11'6
Study - 8'9 x 8'8
Landing
Master Bedroom - 14' x 12'6
Bedroom 2 - 14'1 x 8'8
Bedroom 3 -12' 7 x 9'11
Bedroom 4 - 7'11 x 7'8
Family Bathroom
Shower Room
First Floor Cloakroom
Garage - 19'5 x 8'9

Tenure: Freehold

Local Authority: Ashford Borough Council

