



Burleigh Court, Willesborough Lees  
Ashford | Kent







## Burleigh Court, Willesborough Lees

Willesborough Lees - TN24 0SL

**Guide Price £750,000-£775,000**

For Sale

High spec, 5 double bedroom, 3 reception 'barn style' spacious home in semi-rural setting behind gated entrance, close to woodland & open countryside with North Downs backdrop

- 5 double bedrooms, 3 reception rooms, 2 en-suites, family bathroom & WC
- Gated entrance with double garage & ample off-street parking
- Underfloor heating to WC, kitchen, utility & master en-suite
- Solid oak units, granite work surfaces, porcelain & marble tiling
- Spacious throughout with secluded rear garden
- Close to woodland & countryside with beautiful North Downs backdrop
- 2.5 miles to Ashford International, 0.9 miles to William Harvey Hospital
- 2.8 miles to The Ashford School, 2 miles to Norton Knatchbull boys grammar & 4 miles to Highworth girls grammar





## The Property

Guide Price £750,000-£775,000. This unique home, overflowing with charm, is one of four similar barn style properties set at the end of a private road and approached through a gated entrance. The accommodation combines luxury and style to offer a sophisticated living experience. Owned from new, the current owners have maintained and updated the property to a high standard. The grand entrance hall has a bespoke staircase, tremendous natural light and an open feeling up to the galleried landing. There are three reception rooms. The double aspect living room has a limestone fireplace and French doors to the garden. Both the dining room and family room have French doors to the garden. The superb, spacious kitchen/diner forms a real feature of the property with oak units under granite work surfaces and a large centre island. An opening flows from the kitchen to the dining room making this a really grand space for entertaining. Integrated items include a Bosch double oven, induction hob, integrated dishwasher and space for an American fridge/freezer. French doors and full height windows bring the rear garden in and flow out to a paved entertaining area. In addition, there is a separate, spacious utility room with oak cupboards under a granite work surface and plumbing for a dishwasher and washing machine. There is a useful internal door into the garage. On the first floor the layout has an easy flow from the galleried landing. There are five double bedrooms, 4 with built in wardrobes, the master with a walk-in wardrobe. The master suite and guest room have en-suite shower rooms. In addition, there is a family bathroom which is currently being refurbished.

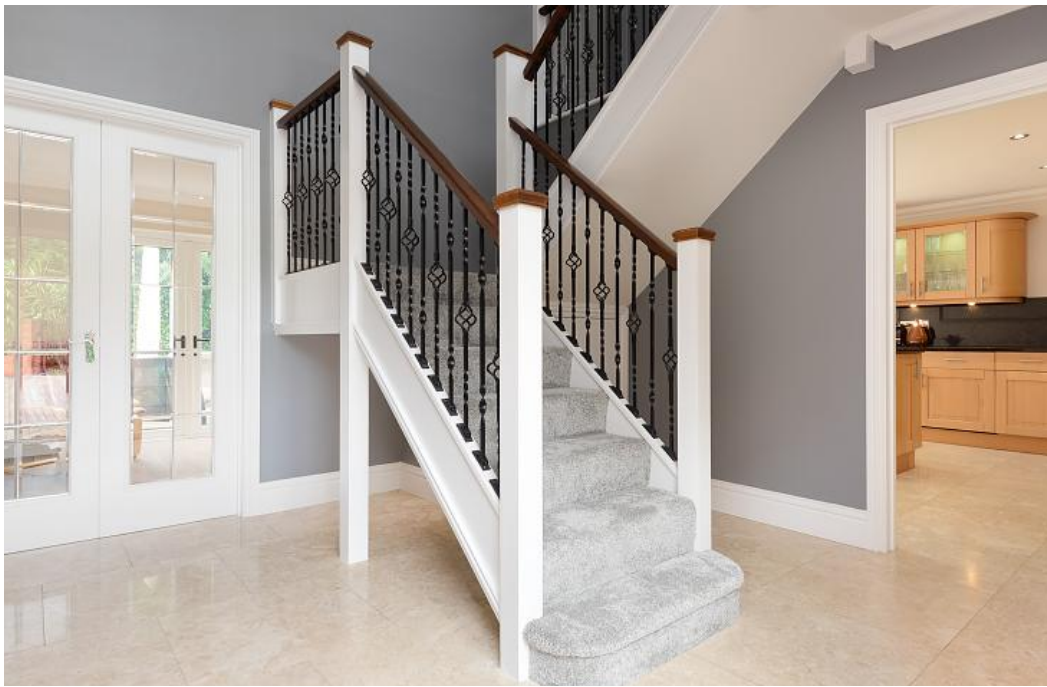
## Outside

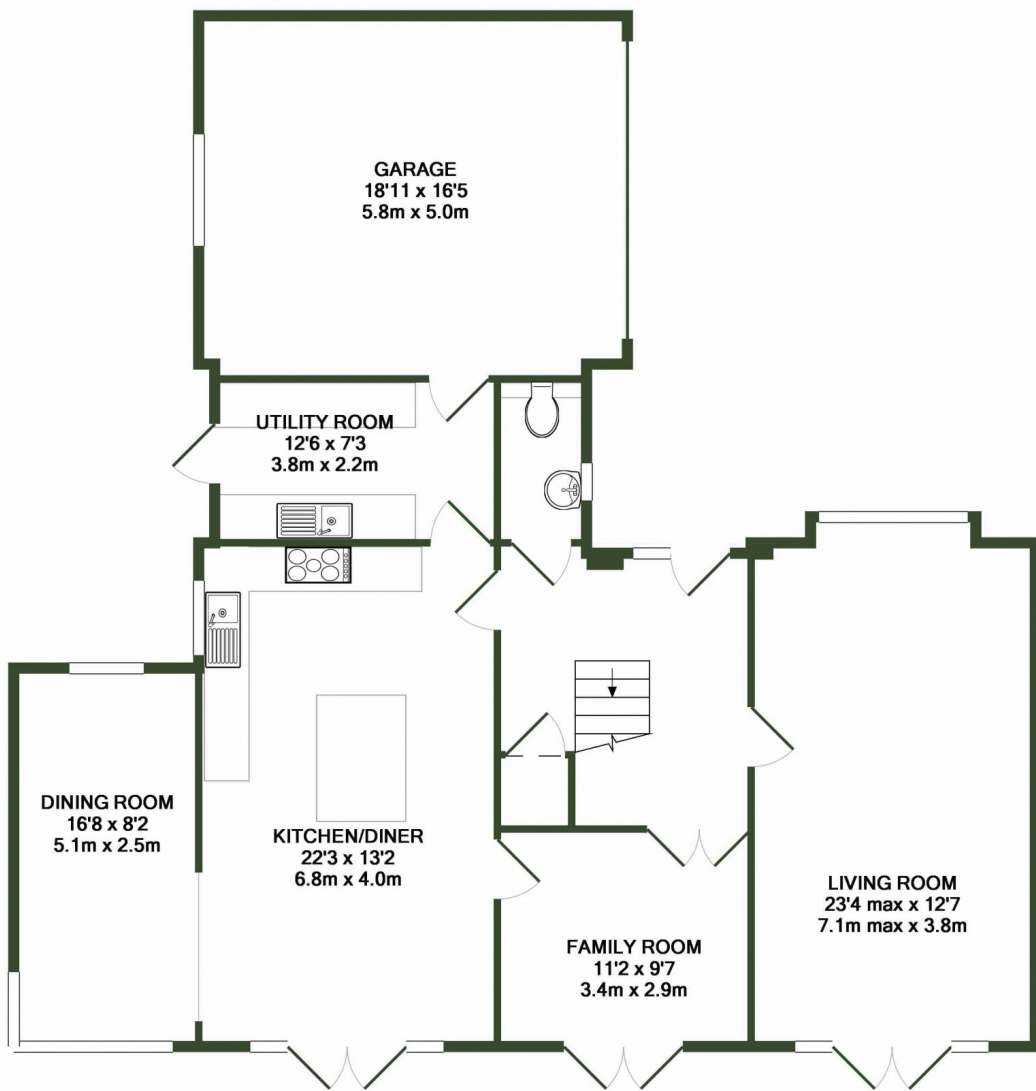
The property has a wraparound garden and enjoys the utmost privacy. The rear garden is primarily laid to lawn with mature hedging and established trees. There is a superb, split level, paved entertaining area which enjoys a southerly aspect, double side access from the front and an outside tap. The front of the property has extensive block paving providing parking for several cars in front of the double garage which has power and light connected and an internal door to the utility room.

## Location

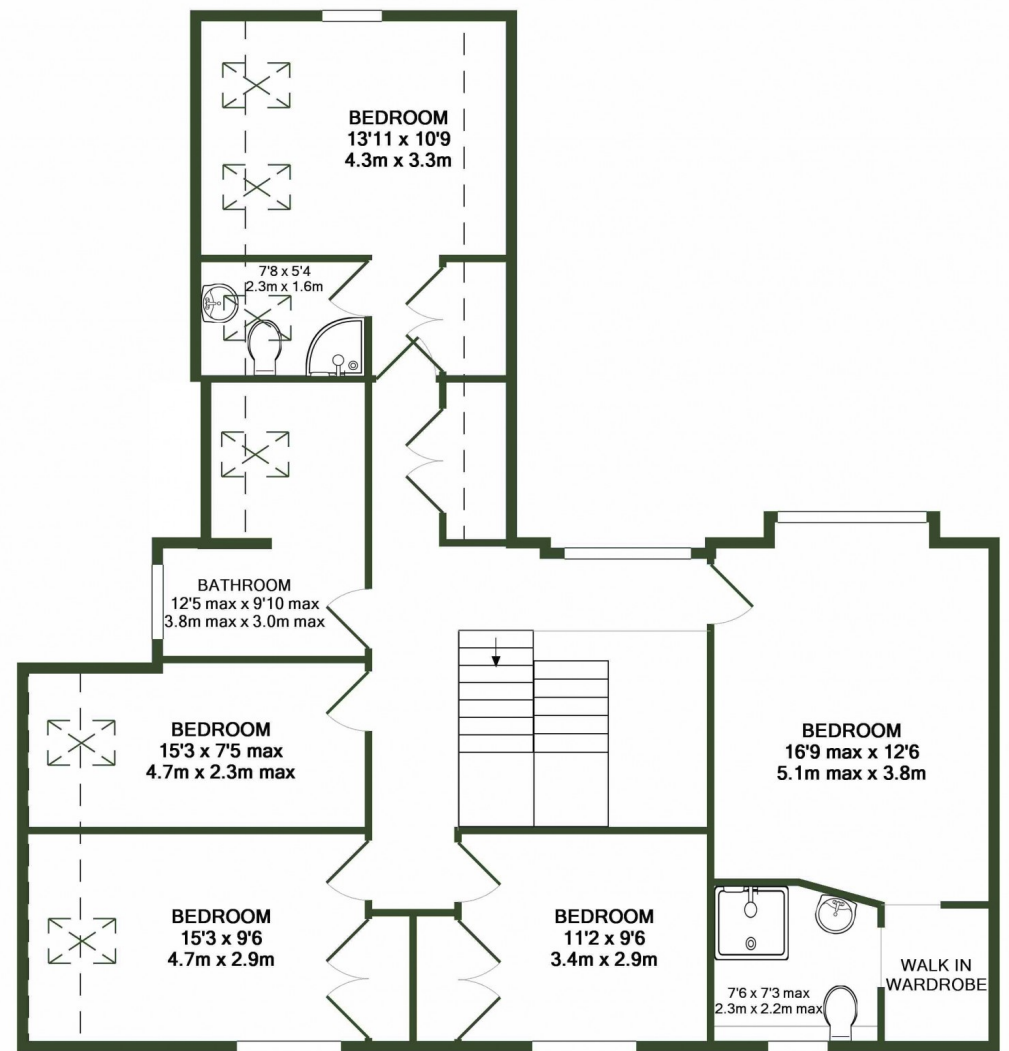
On the cusp of Ashford, Willesborough Lees is a highly desired, semi-rural location close to woodland and open countryside with a beautiful back drop of the North Downs yet J10 of the M20 and the William Harvey Hospital are just a short drive away. Nursery schools, primary and secondary schools are all in close proximity of each other but this is only a taster of what Willesborough has to offer. There are lots of local shops, restaurants, take aways, beauticians, a doctors' surgery, churches and halls as well as the town centre and international train station not being far away by car or public transport. Willesborough is close to Junction 10 of the M20 and the William Harvey Hospital where they have an Accident and Emergency department, various clinics and a labour ward. Ashford International Train Station proudly operates the High Speed Rail link which can take you to Ebbsfleet International, Stratford International and London St Pancras in just 38 minutes. Eurostar also runs from Ashford International so the continent is closer than you think with regular trains to Paris, Lille, Brussels, Calais and not forgetting the popular Disneyland Paris. With a blend of character and modern, Willesborough Lees is popular with professionals and families because of its commuter links, location and schools all within arms reach. The countryside isn't far away with lots of public footpaths across nearby fields. We have been informed that the Farriers Arms in Mersham is a nice walk to try! Conningbrook Lakes Country Park also has lovely walks with views of the North Downs.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1381 SQ.FT.  
(128.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1250 SQ.FT.  
(116.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2632 SQ.FT. (244.5 SQ.M.)

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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## PROPERTY INFORMATION

### Council Tax

To check the Council Tax for this property, please refer to [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### Local Authority

Ashford Borough Council 01233 331111. Kent County Council 08458 247247

### Services

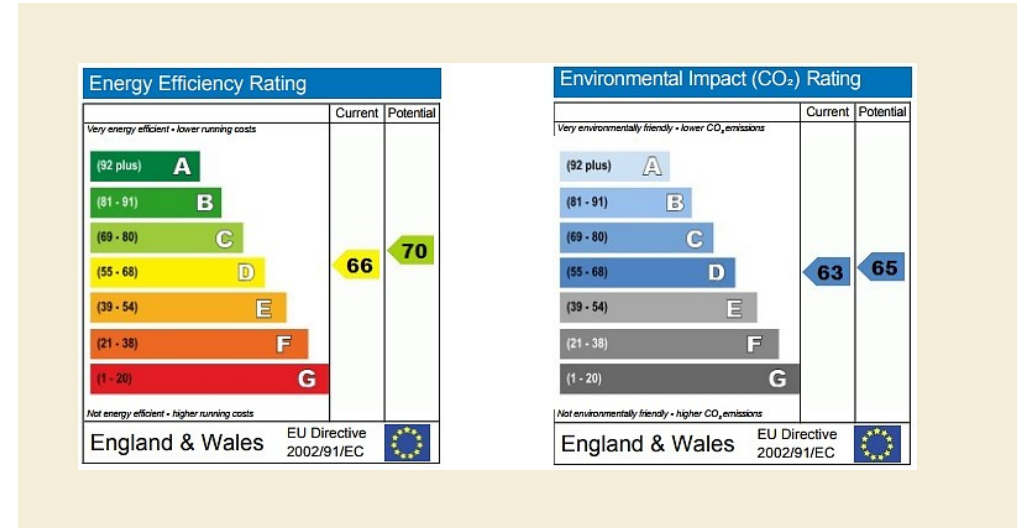
Gas central heating, mains water, drainage and electricity.

### Method of Sale

This property is Freehold and is offered for sale with vacant possession upon completion.

## DIRECTIONS

From J10 of the M20 take the exit sign posted William Harvey Hospital on to the Kennington Road (A2070). Go straight over the little roundabout (2nd exit). After approx. 1 mile, turn right on to Blackwall Road South and take 2nd left on to Burleigh Court identified by our for sale board. The property is located at the rear of the small development of only 4 properties.



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