



**Ashurst Lambden Road
Pluckley, Kent TN27 0RB**

A handsome and impeccably presented detached family home located on the outskirts of this sought-after village with pretty, rural views and excellent transport links. Light, spacious and beautifully appointed, it offers over 4,000 square feet of living space.



Full Description

Description:

Ashurst is situated on the outskirts of the sought after village of Pluckley, with direct views across open countryside to the front. The main house presents luxurious and spacious accommodation with 'state-of-the-art' technology making it a future proof home. One of the outstanding features is the high specification self-contained one-bedroom annexe with versatile mezzanine area. This magnificent property provides a wonderful family home, being close to local amenities and excellent transport links to London and the South Coast.

The property is approached via a private driveway with parking for multiple cars and a large double garage with electric shutters. To the rear is a secluded south facing garden mainly laid to lawn with paved terrace perfect for outdoor entertaining.

The solid Oak front door opens into a large entrance hall with cloak cupboard and cloakroom. The open plan kitchen/dining room/family room benefits from a large island unit with breakfast bar seating. The kitchen area has a range of wall and counter units together with granite surfaces and fully integrated Bosch appliances. Large bi-fold doors lead out to a south-facing garden. The drawing room has a large brick-built fireplace with wood burning stove. The cinema room, study, family room and utility room complete the ground floor accommodation.

To the first floor, there are five double bedrooms (three with en suites) and a well-appointed family bathroom. The master bedroom suite benefits from a walk-in wardrobe and en suite with dual vanity.

In addition to the main residence, the self-contained annexe comprises open plan kitchen/ living room with air conditioning, log burner, double bedroom and shower room.

The property benefits from underfloor heating throughout the ground floor and annexe, Ilux smart showers and bath, Cat 6 cabling, Sonos speakers with DAB, CCTV and Red Care alarm.

Pluckley village offers a good range of local amenities, primary school and railway station. Biddenden, Headcorn and the market town of Tenterden are easily accessible, as are the larger centres of Tunbridge Wells and Ashford. There is an excellent choice of schools in the area, both state and private.

Agents note - The hot tub, cinema system and bar located in the annexe are subject to separate negotiations.

Location

Ashurst is situated on the edge of the village of Pluckley, which benefits from a lovely church, local shop, post office, village hall and pub.

Day-to-day amenities can be easily accessed while, for a wider range of shops and leisure facilities, Ashford is just a few miles away. The area benefits from a good selection of well-regarded schools, in both the state and private sectors such as Headcorn Primary, St Ronans, Bethany School, Sutton Valence, Highworth Grammar in Ashford and The Kings School, Canterbury.

There are excellent transport links, including a mainline station within walking distance, which provides a direct train service to London. Trains services from Ashford International include a fast service to London (37 minutes). The Channel Tunnel is 19.5 miles distant via junction 9 of the M20. The M20 also gives good access to cross channel services at Dover (27.3 miles)

EPC: C


Council: Ashford Borough Council

Utilities: Mains Electricity, Mains Gas, Mains Water and Drainage

Price: £1,350,000

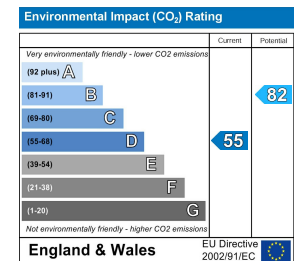
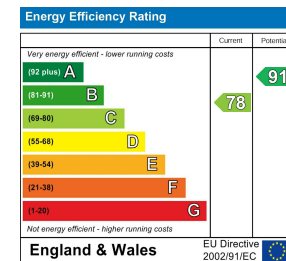





 Approximate Gross Internal Area
 3371 sq ft / 313.1 sq m
 Approximate Gross Internal Area Outbuildings
 1072 sq ft / 99.6 sq m
 Total Gross Internal Area 4443 sq ft / 412.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, 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 illustration purposes only and 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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