

SJM

Steven J Moore

EST 1992

ESTATE AGENTS

48 MOUNTBATTEN WAY

BRABOURNE LEES | ASHFORD | KENT | TN25 6PU



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'IMPRESSIVE 5 BEDROOM DETACHED HOUSE

IN VILLAGE LOCATION'

ACCOMMODATION

GROUND FLOOR

- Sitting Room • Dining Room • Kitchen/Breakfast Room • Utility Room •
• Conservatory • Bedroom with ensuite •

FIRST FLOOR

- Four Bedrooms, one with en-suite • Bathroom •

OUTSIDE

- Front and Rear Garden • Garage • Three Sheds •

PROPERTY

This impressive 5 bedroom detached house extending to some 1920 sq ft has been beautifully maintained by the current owners since 1992 both inside and out, with the extension into half of garage and the large conservatory creating a very spacious family home.

The ground floor, which has ceramic tile floor throughout, offers large entrance porch, inner hallway with cloakroom, guest suite/granny annexe with double bedroom and large en-suite shower room, sitting room with gas fire in the chimney breast, double doors to dining room with wide patio doors leading to the wonderful conservatory which has underfloor economy 7 heating. In addition, there is a very good sized kitchen and useful utility room. The first floor provides four generous bedrooms with the en-suite having a large shower cubicle and family bathroom. The spacious landing could be used as a study.

Outside the double width drive leading to the garage could easily be extended to provide parking for 3 cars if desired whilst not spoiling the pretty lawned garden with rose borders. The south west facing immaculate rear garden is protected by its own trees giving high levels

of privacy and includes patio, lawned area, fruit trees, raised beds, 3 sheds and a 1200L water tank for watering the garden.

LOCATION

This property is situated in the heart of the village of Brabourne Lees. The property offers the opportunity to live within a few minutes' walk of local village amenities, that serve Smeeth and Brabourne Lees, including Smeeth Primary School, village store/post office, hairdressers, easy access to local public transport, a number of reputable pubs and Brabourne School is also just a short distance away. Smeeth and Brabourne Lees have well established local village activities and groups and is an established thriving community. The nearby market town of Ashford offers a wide range of supermarkets, leisure facilities, schools, cinema/restaurant complex and Designer Shopping Outlet. Ashford International Train Station is also very convenient offering the High-Speed Rail Link to St Pancras, London (journey time 37mins). The popular coastal town of Hythe and the Cathedral City of Canterbury are also just a short distance away.

COUNCIL TAX F





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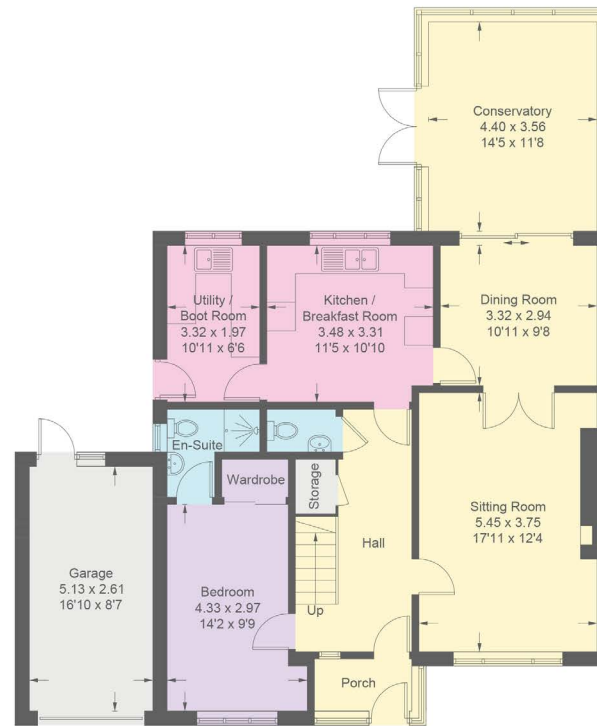
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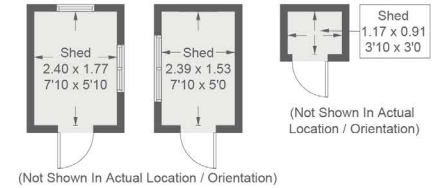


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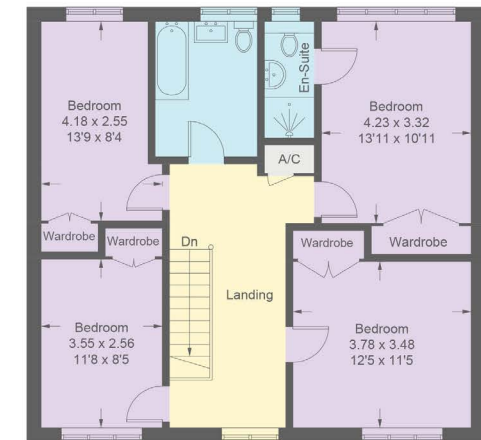


Ground Floor - 101.0 sq m / 1087 sq ft

Approximate Gross Internal Area = 178.4 sq m / 1920 sq ft
 Outbuildings = 22.5 sq m / 242 sq ft
 Total = 200.9 sq m / 2162 sq ft



Outbuildings



First Floor - 77.4 sq m / 833 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1108990)



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