

76 SANDYHURST LANE
Ashford, Kent



Situated in a much sought after residential location backing onto Ashford Golf Club with views over the 9th Green. This well-appointed detached family home benefits from 4 bedroom, 2 reception room accommodation with good sized front garden and large south facing rear garden laid mainly to lawn. The current owner has obtained planning permission for a two-storey side extension together with single storey extension and conservatory.

GUIDE PRICE: £685,000 FREEHOLD

No Chain

76 Sandyhurst Lane, Ashford, Kent, TN25 4NT

Situation & Description

This exceptional, well-appointed family home overlooking the Ashford Golf Club course from the rear provides 4 bedroom, 2 reception room accommodation benefitting from gas fired central heating and uPVC replacement double glazing throughout. The ground floor comprises a double aspect sitting room with windows looking out over the attractive front and rear gardens and with French doors opening out into the rear garden, a dining room with bay window, kitchen and shower room/W.C. The first floor comprises 4 bedrooms (3 with views over the long rear garden and Ashford Golf Course) and bathroom.

Outside the house stands in the centre of an approximately 185 ft long plot with a long front garden mainly laid to lawn with central pathway and with a long driveway with parking for several cars leading to a detached garage. The delightful south facing rear garden is mainly laid to lawn, with a variety of trees and shrubs, patio area adjacent to the sitting room and timber panelled fencing to 3 sides.

The current owners* have submitted and had approved with conditions (plans attached) for a 2-storey side extension, together with a rear single storey extension and conservatory.

The property is being sold with no forward chain. An internal viewing of this delightful property is strongly recommended.

The accommodation comprises:-

Front door opening to entrance porch with uPVC double glazed side window, quarry tiled floor, electric lights and uPVC double glazed inner door leading to entrance hall.

ENTRANCE HALL

Parquet flooring, radiator, under stairs cupboard with electric light, electric consumer unit and gas and electric meters, telephone point, coved ceiling.

CLOAKROOM/SHOWER ROOM

Fully tiled shower cubicle and a steam shower, sliding door. Low level W.C and wash basin with cupboard over with mirrored door, uPVC double glazed window, tiled floor, ladder style heated towel rail, extractor fan.

SITTING ROOM

Through room with lovely views over both the front and rear gardens, uPVC double glazed window to front, uPVC double glazed side window, and uPVC double glazed French doors opening out onto rear garden. Open fireplace with ornamental wooden mantle, marble hearth and surround, disconnected gas point, 2 radiators, 3 wall light points, tv aerial point, telephone point, coved ceiling.

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

DINING ROOM

¾ length uPVC double glazed bay window overlooking the rear garden, ornamental fireplace with wooden mantle and surround, marble effect hearth, radiator.

KITCHEN

Having uPVC double glazed window overlooking the rear garden and with tiled shelf below, 1 ½ bowl stainless steel sink unit inset in worktop, white rolled edged worktops extending to two sides with range of white fronted cupboards and drawers under, tiled surrounds, integrated 4 ring gas hob with extractor canopy over, range of matching wall cupboards, 3 with leaded glazing to front, built in high level Hotpoint electric fan oven and grill with storage cupboards above and below, recess and plumbing for dishwasher, further worktop with recess under for fridge and washing machine. Further wall mounted cupboard with storage to side, two wall mounted storage shelves, coved ceiling, radiator, inset ceiling lights, part glazed door to covered and secure side porch with uPVC double glazed doors either end leading to front and rear gardens and side door to garage. Side porch has a polycarbonate double glazed roof.

FIRST FLOOR

Dog leg staircase leading to large landing with ornate wooden balustrades and large picture window overlooking front garden. Large landing having coved ceiling, walk in eaves storage cupboard with electric light, cupboard housing Alpha boiler for central heating and hot water with timer, hatch to large insulated loft space, with electric light.

BEDROOM ONE

At rear, having uPVC double glazed bay window overlooking the rear garden and golf course beyond, two built in floor to ceiling wardrobe cupboards with bedside cabinets either side and high-level cupboards over, floor to ceiling fitted triple wardrobe, radiator, coved ceiling.

BEDROOM TWO

At rear, uPVC double glazed window overlooking rear garden and golf course beyond, radiator, TV aerial point, 3 high level storage cupboards.

BEDROOM THREE

At rear, with uPVC double glazed window overlooking the rear garden and golf course beyond, having radiator and coved ceiling.

BEDROOM FOUR

Double aspect room with views over the front garden and the side, 2 uPVC double glazed windows, slimline storage cupboard, telephone extension point, coved ceiling.

BATHROOM

¾ tiled bathroom having white suite comprising panel bath with mixer tap and shower spray, pedestal wash basin, with circular mirror over, low level W.C, radiator, inset ceiling lights, glass shelving, double glazed window.

OUTSIDE

Standing approximately midway on the plot, a particular feature of the property is delightful and good sized front and rear gardens. Long front garden, mainly laid to lawn with central pathway and long driveway with parking for several cars leading to attached garage, shrubs and tree. Delightful south facing rear garden backing onto Ashford Gold Club with views directly to the 9th green. Mainly laid to lawn with a variety of trees and shrubs, small paved patio area directly adjacent to the French doors leading from the sitting room. A variety of shrubs and trees, timber panelled fencing to the 3 boundaries, and timber gate to side giving access to the front garden.

DETACHED GARAGE

Built of brick with pitched roof, timber door to front, rear window, electric light and power points, storage cupboards with high level storage, personal door to side.

View over garden





Rear garden





Top: Dining room

Bottom: Sitting room



GENERAL INFORMATION

SERVICES

There is private water drainage, and gas and electricity are mains connected. Central heating and hot water from gas fired boiler. *(The central heating and hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

TENURE

FREEHOLD

COUNCIL TAX

Currently listed in band F – 2024/25 rates will be advised by Ashford Borough Council – Telephone: 01233 331111.

VIEWING

STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.

***Note:**

NOTE: The vendor of this property is a Partner at Smith Woolley.

Sitting room





Kitchen



PARTICULARS

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- iii) If relevant to these particulars, attached plan or schedule of acreage is based on the latest available edition of the National Grid Sheets (as revised by the Agents) and are published for identification purposes only.
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REF: KM/SJB – 76SANDYHURST

Internet: www.smithwoolley.com

Hallway





Top: Shower room

Bottom: Landing





Bedrooms

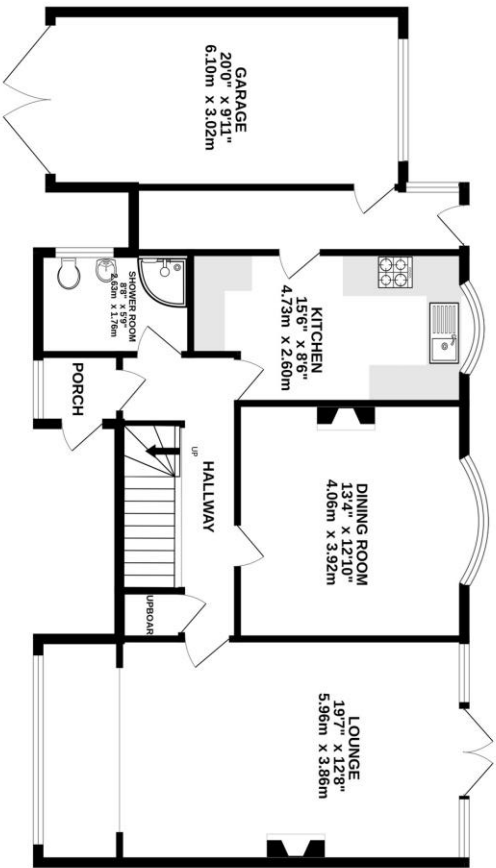




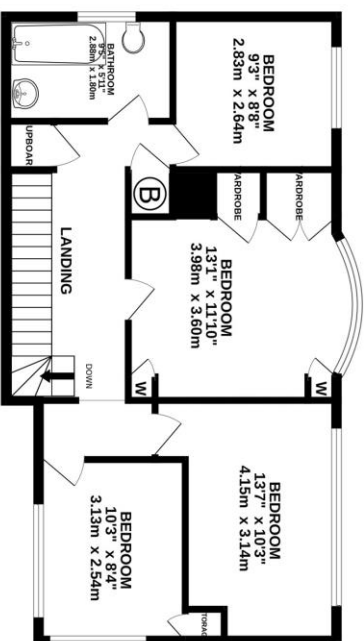
Bedrooms



GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 52524

TOTAL FLOOR AREA: 1681 sq.ft. (156.2 sq.m.) approx.



Top: Family bathroom

Bottom: Front of property



EPC – Rated D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Driveway and front garden

