

smith
woolley

chartered surveyors



76, Sandyhurst Lane, Ashford, TN25 4NT
Guide Price £685,000





Ashford, TN25 4NT

This exceptional, well-appointed family home, overlooking the Ashford Golf Club course from the rear, benefits from 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, dining room with bay window, kitchen and shower room/W.C. The first floor also comprises 4 bedrooms (3 with views over the rear garden and Golf Course) and family 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 also mainly laid to lawn, with a variety of trees and shrubs, patio area adjacent to the sitting room and timber panelled fencing.

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. (Plans attached)*. Being sold with no forward chain, an internal viewing of this delightful property is strongly recommended.

*Planning application number - PA/2023/0572

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





Full description

ENTRANCE HALL

CLOAKROOM/SHOWER ROOM

8'7" x 5'9" (2.63 x 1.76)

SITTING ROOM

19'6" x 12'7" (5.96 x 3.86)

DINING ROOM

13'3" x 12'10" (4.06 x 3.92)

KITCHEN

15'6" x 8'6" (4.73 x 2.60)

FIRST FLOOR LANDING AND STAIRCASE

BEDROOM ONE

13'0" x 11'9" (3.98 x 3.60)

BEDROOM TWO

13'7" x 10'3" (4.15 x 3.14)

BEDROOM THREE

9'3" x 8'7" (2.83 x 2.64)

BEDROOM FOUR

10'3" x 8'3" (3.13 x 2.54)

BATHROOM

9'5" x 5'10" (2.88 x 1.80)

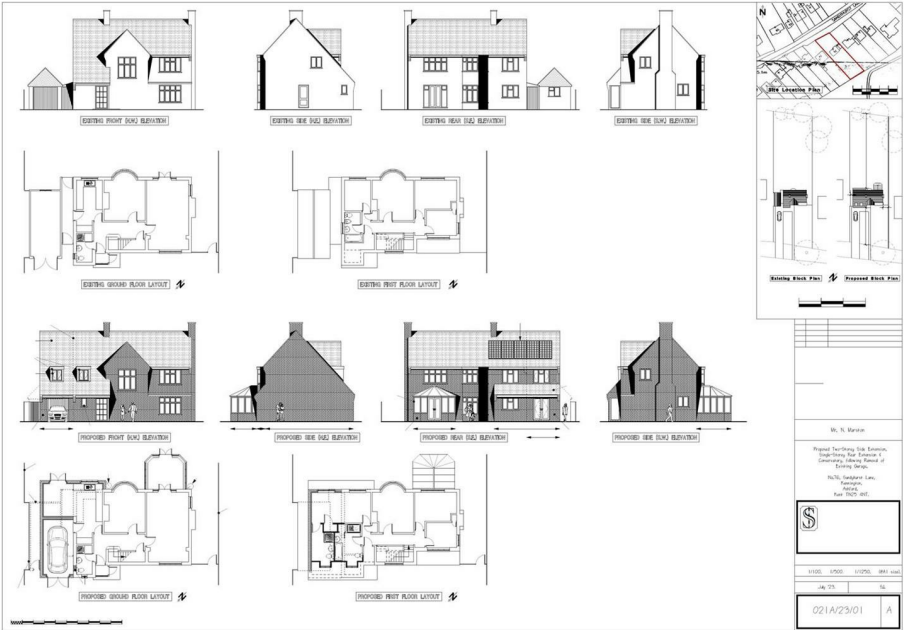
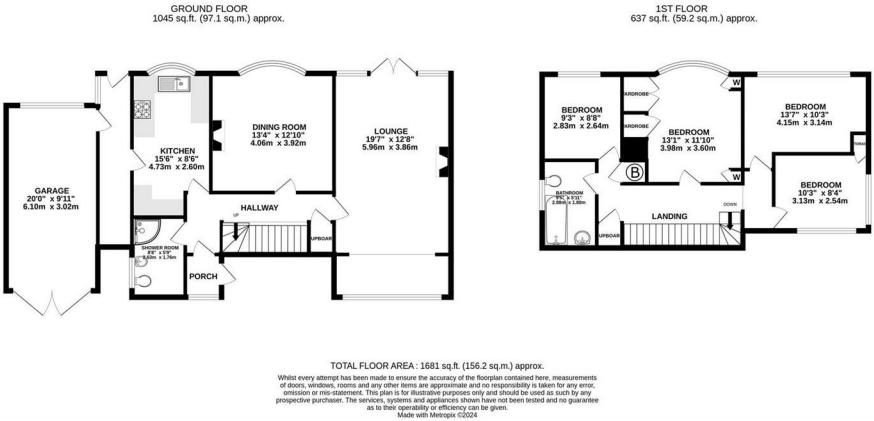
OUTSIDE

- No forward chain
- Large rear garden
- Ample parking
- 4 Bedrooms
- Extension plans approved
- Views over Golf Course

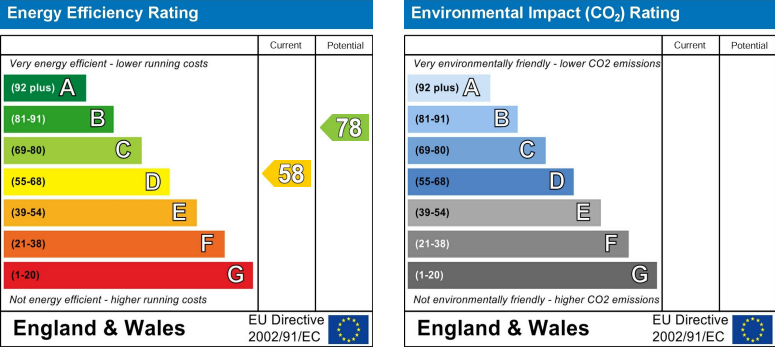




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.