



Church Lane

Aldington TN25 7EH

- Bespoke Detached Bungalow Residence
 - Expansive Gardens & Paddock
 - Three Reception Rooms
 - En Suite Shower Room
 - Numerous Outbuildings & Stables
- Set On A Plot Of Over Two Acres
 - Four Bedrooms
 - Luxury Modern Bathroom
- Fitted Kitchen & Separate Utility Room
 - Large Gated Driveway & Garage

Price Guide £800,000-£850,000 Freehold





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Mapps Estates are delighted to bring to the market this impressive bespoke four bedroom detached bungalow residence, set in an idyllic rural setting between the villages of Sellindge and Aldington, enjoying expansive gardens and a paddock on a plot of over two acres. The well-proportioned accommodation comprises a front porch from which to admire the view, a welcoming reception hall, a sitting room with a cast iron log burner, a conservatory, a spacious living room and dining area, a modern fitted kitchen and luxury bathroom, four bedrooms and an en suite shower room, and a lean-to utility room. The property enjoys a generous gated driveway with ample off-road parking, a garage and numerous outbuildings and stables. An early viewing of this delightful country residence comes highly recommended.

Located in a idyllic rural setting close to the villages of Aldington and Sellindge, and within approximately eight miles of the market town of Ashford which offers a wide range of shopping facilities as well as high speed access to London, St Pancras taking only 38 minutes. The pretty Cinque Port town of Hythe is approximately 15 minutes away by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The town also boasts the historic Royal Military Canal running through it and enjoys an unspoilt seafront promenade. Secondary Schooling is available in nearby Saltwood with boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car.

Front Entrance Porch

With pitched roof and light over, UPVC double glazed windows looking onto garden and paddock, UPVC front door with frosted double glazed upper panel, opening to entrance lobby.

Entrance Lobby 3'7 x 3'5

With fitted doormat, wooden frosted glazed door to reception hall.

Reception Hall 34'10 x 3'6

With loft hatch and fitted loft ladder, alarm keypad, coved ceiling, two radiators, inner hallway with sensor controlled light, loft hatch and fitted loft ladder, radiator, walk-in store cupboard (6'10 x 4'4 with hanging rail, shelf, radiator, electric meter, consumer unit and fuse boxes).

Sitting Room 17'7 x 13'

With two front aspect UPVC double glazed windows looking onto garden and paddock, cast iron log burner set onto paved hearth, coved ceiling, two radiators, side aspect UPVC double glazed window and sliding door to conservatory.

Conservatory 12' x 8'10

With UPVC double glazed windows overlooking the garden and paddock, French doors to garden, wood panelled walls, wall light, electric heater.

Bedroom 17'9 x 9'3

With two front aspect UPVC double glazed windows looking onto garden and paddock, coordinated fitted bedroom furniture comprising wardrobes to one wall and matching chests of drawers, coved ceiling, radiator.

Bedroom 17'9 x 9'6

With side aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Living/Dining Room 22'9 x 17'9

A large living room with feature exposed timber beams, coved ceiling, two radiators, four wall light points, exposed brick fireplace with fitted coal effect gas fire, dining area with low ceiling, front, rear and side aspect UPVC double glazed windows, coved ceiling, two radiators.

Bedroom 13'2 x 6'8

With side aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator.



Bathroom 11'3 x 9'

With two UPVC frosted double glazed windows, a modern bathroom suite comprising a panelled bath with mixer tap and wall-mounted shower attachment, large walk-in shower with frosted screen and Mira electric shower, wall-hung WC with bidet function, concealed cistern and shelf over, wash hand basin with mixer tap and mirrored cabinet over and store cabinet under, wall-mounted store cupboard, built-in airing cupboard housing hot water cylinder with fitted shelving, extractor fan, vinyl flooring, heated towel rail, wall-mounted fan heater, radiator, fully tiled walls.

Bedroom 17'3 x 11'1

With two rear aspect UPVC double glazed windows looking onto garden, range of matching fitted bedroom furniture comprising wardrobes, drawers, store cupboards, bedside cabinets and shelving, coved ceiling, two radiators, door to en suite shower room.

En Suite Shower Room 7'5 x 3'5

With shower cubicle with sliding screen, wash hand basin with mixer tap over and store cabinet and drawer under, WC with concealed cistern and shelf over, fully tiled walls, extractor fan, wall-mounted fan heater, heated towel rail.

Kitchen 17'7 x 8'5

With two rear aspect UPVC double glazed windows looking through the utility room to the rear garden, range of Shaker style store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink with mixer tap over and double drainer, fitted Belling range cooker with seven gas burners, splashback and marching extractor canopy over, wall-mounted Alpha Calor gas-fired boiler, integrated dishwasher and undercounter fridge. wood flooring, radiator, UPVC frosted double glazed back door to utility room.

Lean-To Utility Room 23'8 x 6'6

With polycarbonate roof, UPVC double glazed



windows and back door to garden, quarry tiled floor, space and plumbing for washing machine and tumble dryer and additional fridges/freezers, fitted worktop, wood panelled walls.

Outside:

The property is set on a plot of over two acres, Electric gates open to the large driveway which has been laid to beach shingle and provides off-road parking for numerous vehicles and access to the detached garage. The garden mostly lies to the front and side of the property, being laid to lawn and planted with a variety of trees and shrubs. There are numerous log stores, outdoor taps and lights, a garden shed set on a concrete base, a tool shed and a greenhouse. From the garden there is gated access to the paddock and a variety of outbuildings and stables with water and power supplied. The Calor gas tank is located next to the entrance gates.

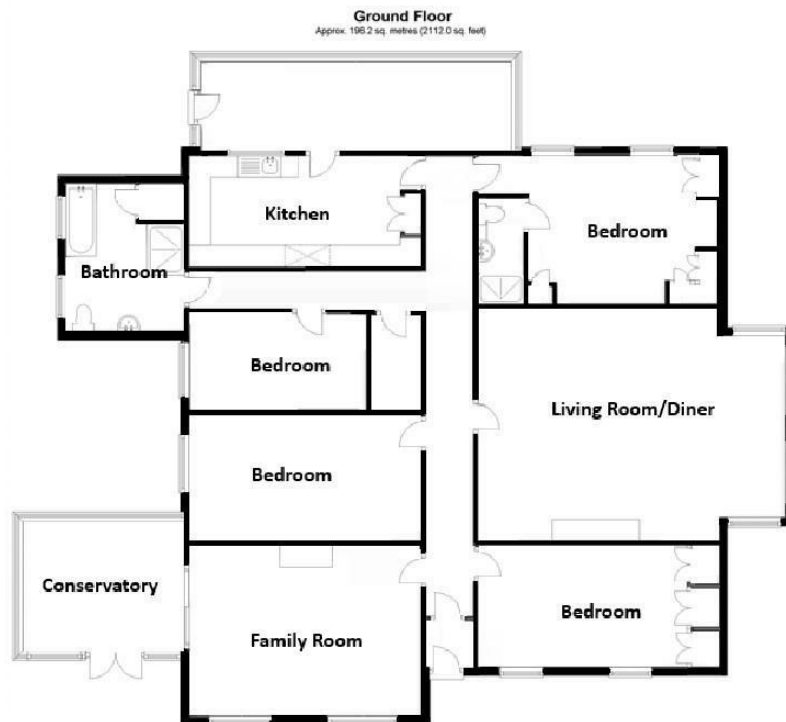
Garage 26'8 x 9'3

Detached garage with concrete base, double doors, power and light.

Agent's Note:

Please be advised that the property is not connected to mains drainage.





Local Authority Ashford Borough Council
Council Tax Band F
EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.