



**23 ASHFORD ROAD**  
TENTERDEN, KENT TN30 6LL



**Lambert  
& Foster**



## 23 ASHFORD ROAD, TENTERDEN, KENT TN30 6LL

An impressive double fronted Grade II Listed town house, recently renovated with an attention to detail, providing five double bedroom (four en suite) family accommodation including three reception rooms complemented by a front and rear established garden, with private parking for three vehicles and outbuildings, all occupying a prominent location within this historic Cinque Ports town.

**GUIDE PRICE £1,150,000**



### SITUATION

23 Ashford Road occupies a convenient location, set off, the continuation of the wide, predominantly tree lined high street that runs from east to west within this historic Cinque Ports town. A comprehensive range of amenities are available including independent and national shops, Tesco and Waitrose supermarkets, professional services and education facilities in the state sector with grammar and private schools within the vicinity. A mainline railway station at neighbouring Headcorn village 8.5 miles distance providing fast and frequent services to London, travelling time to London 65 minutes. Ashford International station provides Eurostar services to Paris, Lille and Brussels and fast link to London, St Pancras.

### DIRECTIONS

23 Ashford Road is easily found, located at the eastern end of the high street.





## DESCRIPTION

23 Ashford Road is a prominent Grade II Listed, attached, three-storey, double fronted town house, sympathetically renovated now presenting a wonderful family home. It retains many features indicative of the period including very well proportioned square rooms, with tall ceilings and multi paned sash windows, allowing plenty of natural light, together with contemporary fixtures and fittings including Sonos multi room wireless speaker system.

Features in more detail include two significant main reception rooms, including a dining room and a good sized sitting room with open fireplace. A separate snug/television room offers additional entertainment space with a second open fireplace with the cellar offering an ideal space for wine and storage. A comprehensively fitted kitchen/breakfast room includes Corian worktops, a range of fitted units including an island with breakfast bar, Bosch appliances including an integrated dishwasher, underfloor heating and an aspect to the rear garden.

Arranged on the first and second floors are five double bedrooms, a study and nursery. The main suite is arranged over the second floor, with a designated dressing room area, with built-in wardrobes and shelving, an aspect to rear enjoying distant countryside views and an en suite bathroom fitted with a rolltop bath and walk in shower. Bedrooms 2, 3 and 4 are all served by en suite shower rooms. Arranged over the first floor is a family bathroom fitted with a rolltop bath and a walk-in shower, views to the rear are enjoyed out across the garden and beyond.

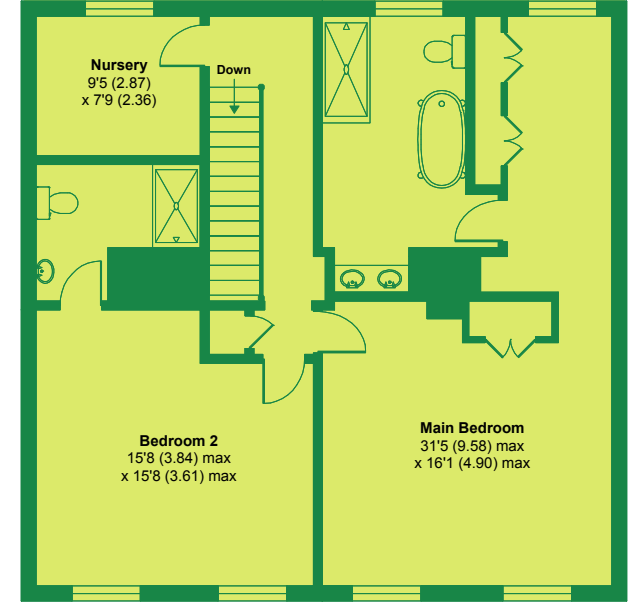
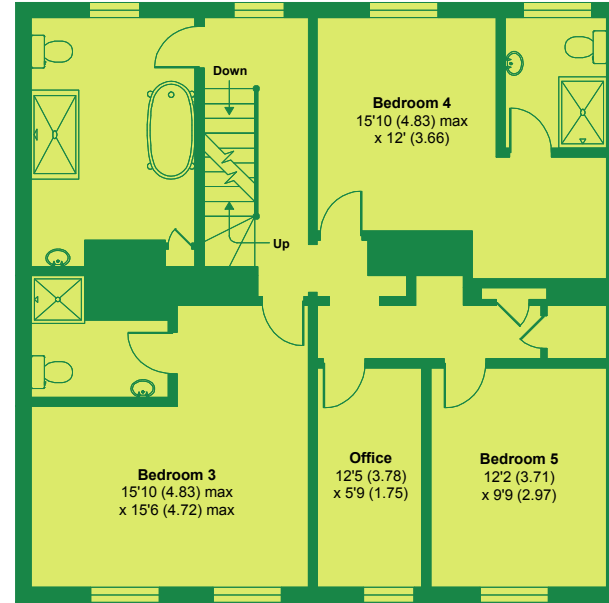
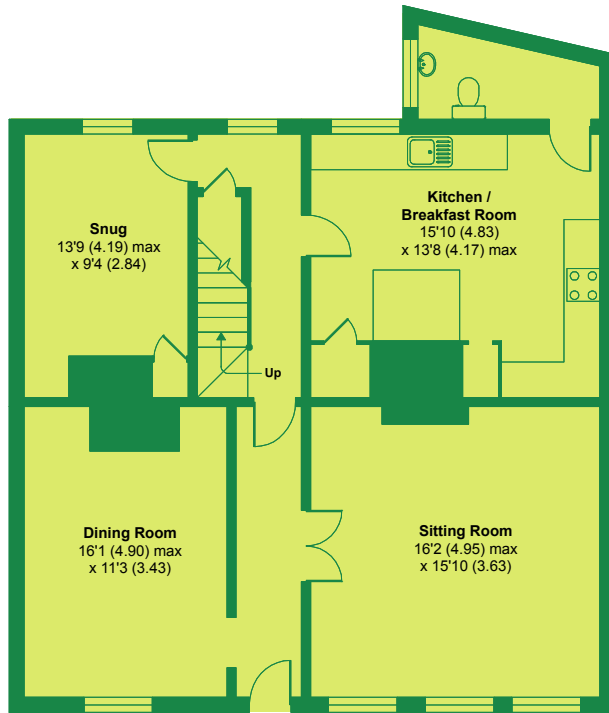
## GARDENS, GROUNDS & BUILDINGS

Outside, to front, the garden is laid to lawn enclosed by a pretty white painted picket fence. A shared driveway leads round to private tarmac parking for three vehicles. Adjoining the rear is a courtyard with useful brick outbuilding with brick floor, fitted with power and water, including a cloakroom. A detached timber outbuilding is also fitted with power, offering potential for use as a hobby room/studio. The established lawned garden arranged in a dog leg, is a particular feature, planted with shrubs and plants.

# FLOOR PLANS

23 Ashford Road, Tenterden, TN30 6LL

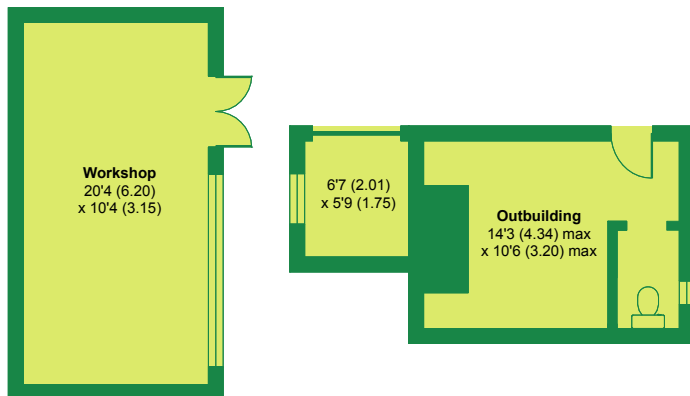
Approximate Area = 3106 sq ft / 288.5 sq m  
 Outbuilding = 172 sq ft / 16 sq m  
 Workshop = 210 sq ft / 19.5 sq m  
 Total = 3488 sq ft / 324 sq m  
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





#### **VIEWINGS:**

Strictly by appointment with the Agent's Cranbrook office 01580 712 888  
cranbrook@lambertandfoster.co.uk

**SERVICES:** Mains electricity, water and drainage. Rointe electric radiators..

**LOCAL AUTHORITY:** Ashford Borough Council ashford.gov.uk

#### **PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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