



# 38 Lancaster Close, Hamstreet, TN26 2JG

Asking Price £600,000



Detached executive four bedroom, three bathroom family home featuring a stunning landscaped garden with inground swimming pool, two reception rooms, open plan kitchen/dining/family room, conservatory, double garage and driveway, located in the heart of the popular village of Hamstreet and just a short walk from the local amenities, primary school, mainline station and nature reserve.

The ground floor accommodation offers an entrance hall with stairs to first floor and doorways to a cloakroom with a hand basin and a second reception room currently used as a playroom which also provides an ideal space for an office. French doors lead from the hallway to a generous double aspect sitting room with bay window at the front and feature fireplace with inset log burner.

The hall also leads on to a spacious kitchen/dining/family room with dual glazed doors offering views overlooking the rear garden. The kitchen area features a window overlooking the garden and is fitted with a range of wall and base units with complementing granite worksurface and fitted circular breakfast table, range style oven with extractor above, space for a dishwasher and tall larder cupboards with pull out units that frame a space for an American style fridge freezer. A further door leads on to a utility room, offering access into the integral garage and the conservatory with French doors leading to the rear garden.

Stairs lead up to the spacious first floor landing with doorways on to the master bedroom with built in wardrobes and en-suite shower room, a second double bedroom also with built in wardrobes and an en-suite shower room, two further double bedrooms, both with built in wardrobes and a family bathroom.

Externally to the rear of the property is the stunning garden, landscaped with an array of established plants, shrubs and trees and featuring an inground swimming pool with paved and bricked surround, garden swing frame and a brick & paving seating area. An additional patio area runs across the back of the home offering an ideal entertaining space.

To the sides of the property is a timber shed offering useful storage, timber pool pump housing unit and gated access to the front of the property where the block paved driveway offers parking for three vehicles and leads to the integral double garage with adjacent lawn area, planted beds and established hedged borders. The property is ideally located within a few minutes walk from the beautiful nature reserve forming part of Orlestone forest.

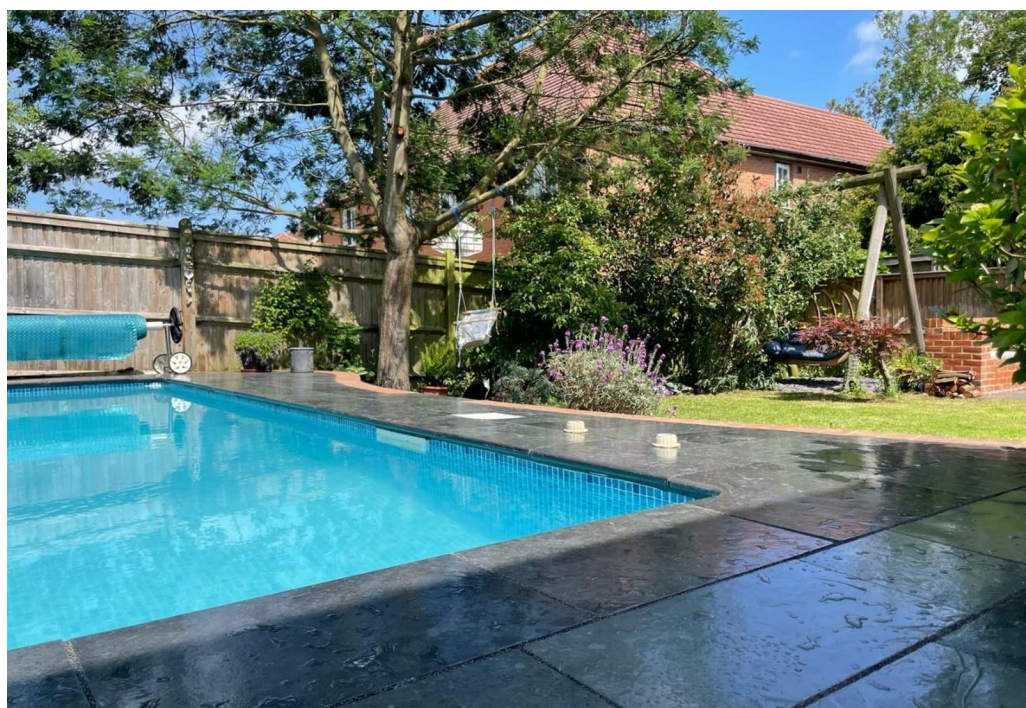
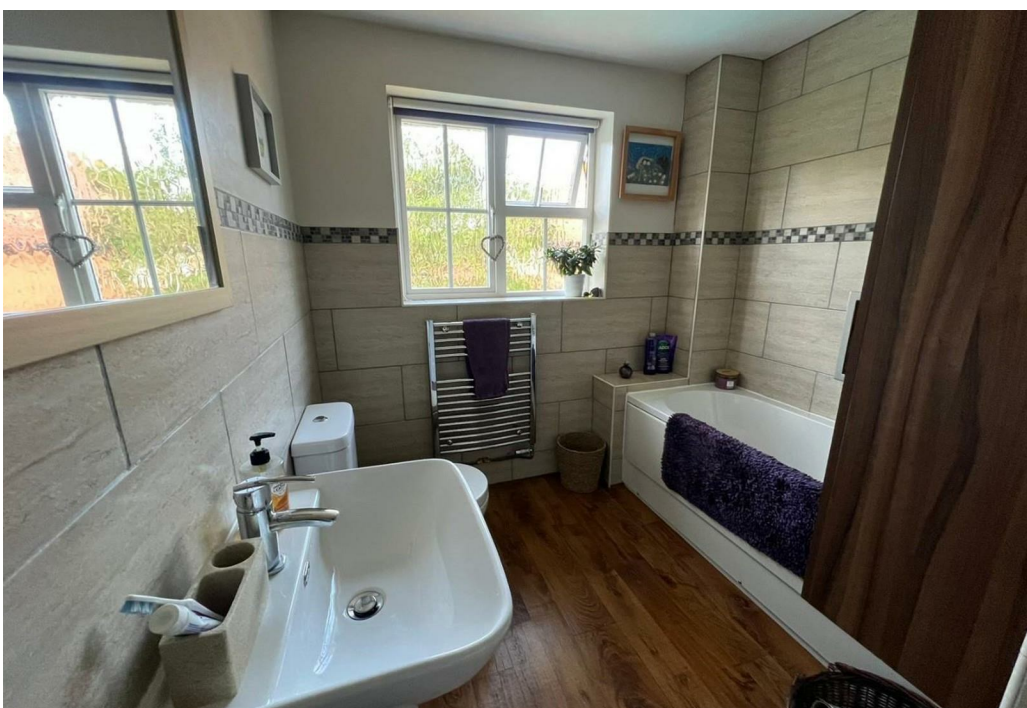
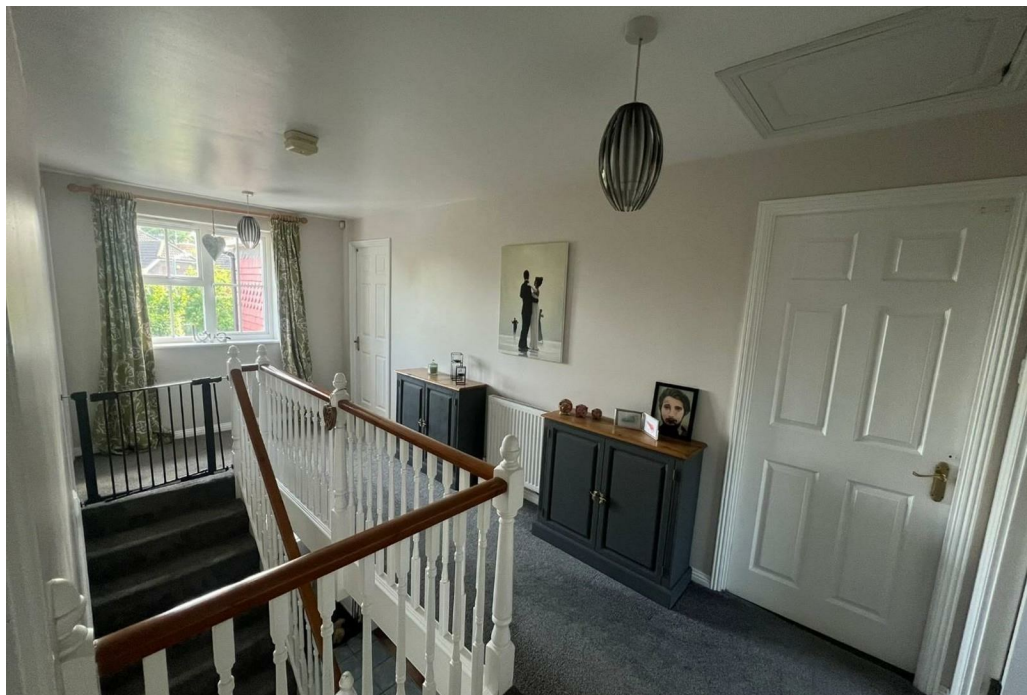
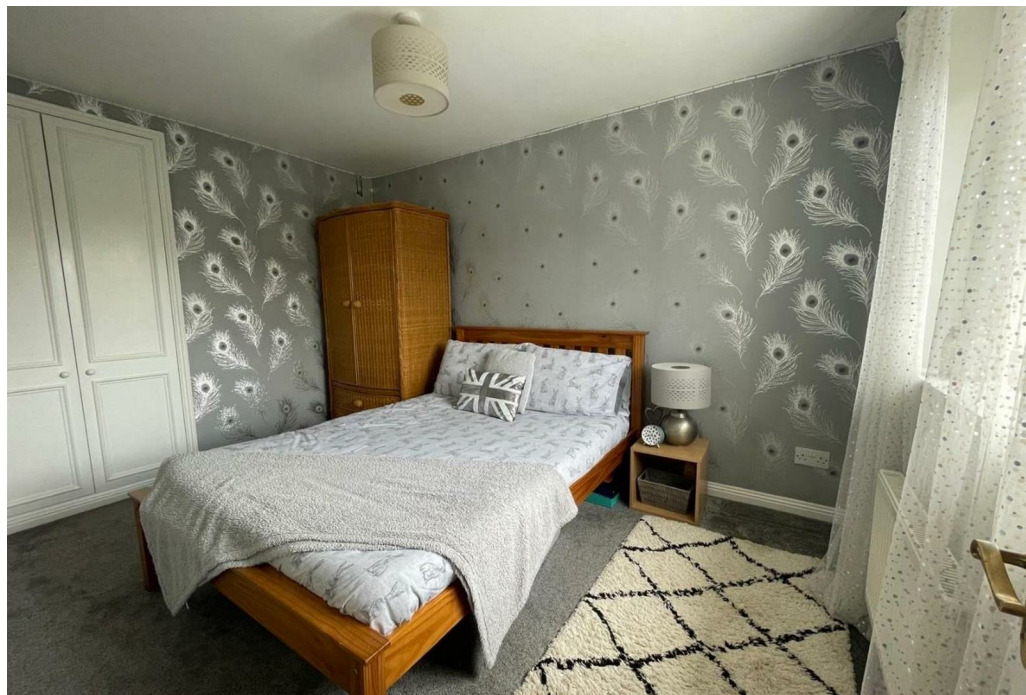
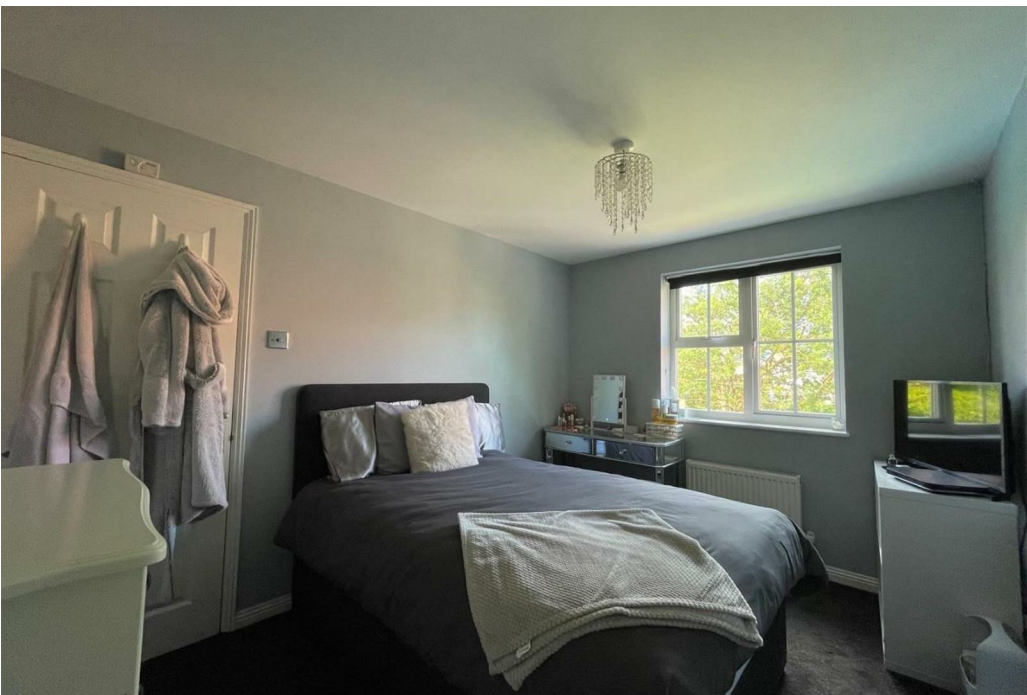
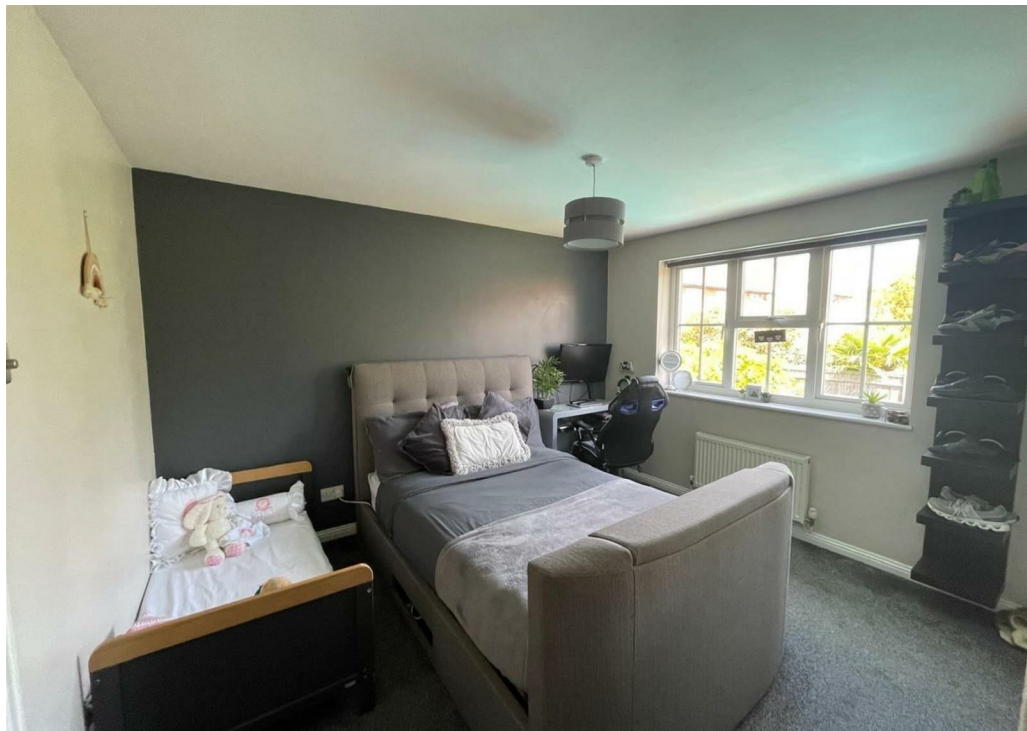
The popular village of Hamstreet offers a primary school and nursery, doctors' surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts and various bus services are available to selection of secondary schools close by.

The village has a train station offering regular services into Ashford International, where the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

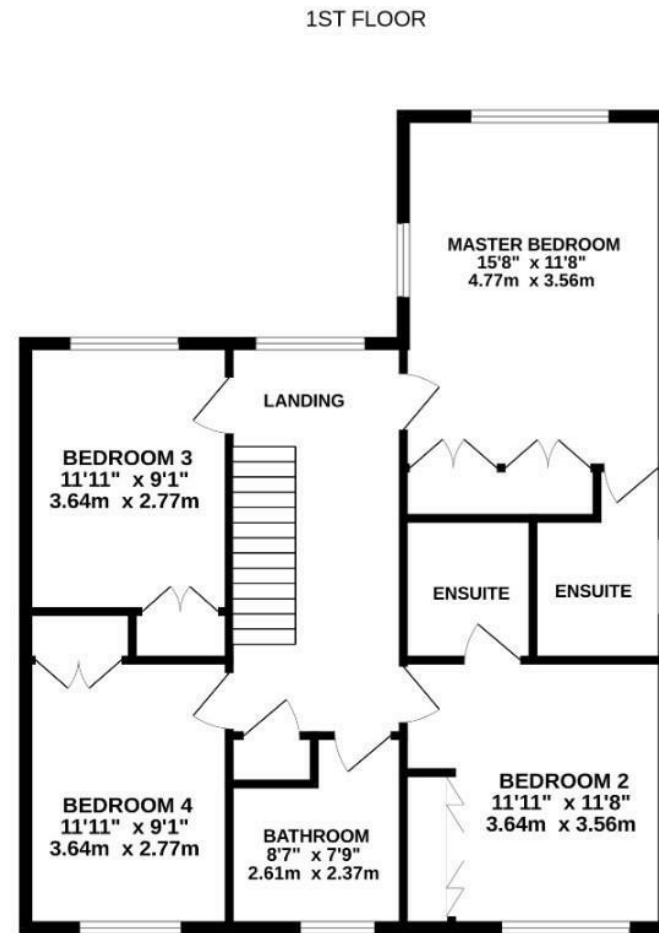
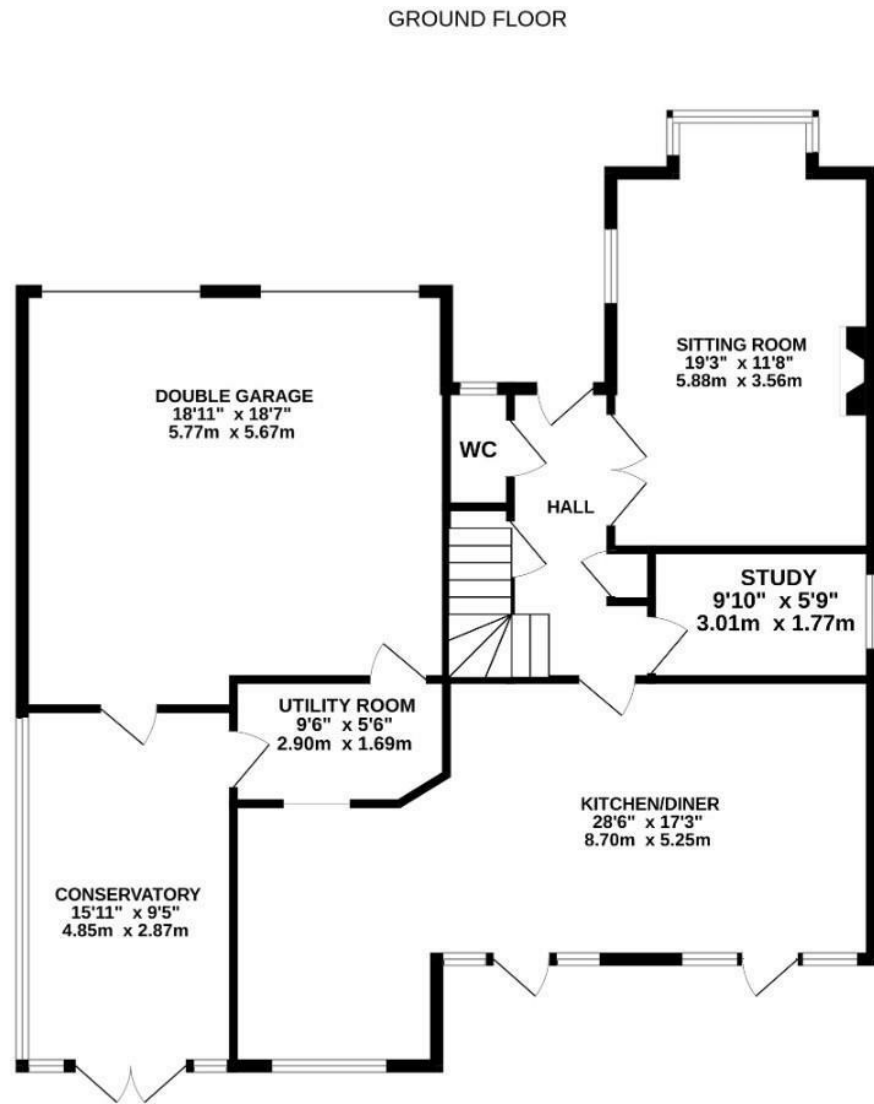
AGENTS NOTE - Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is an employee of Hunters Estate Agents.

Tenure - Freehold  
Services – Mains Water, Sewerage, and Electricity. Communal LPG Gas.  
Broadband – Average Broadband Speed 18mb – 72mb  
Mobile Phone Coverage – Good  
Flood Risk – Very Low





Tenure: Freehold  
Council Tax Band: F



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.  
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- DETACHED FOUR BEDROOM EXECUTIVE FAMILY HOME
- STUNNING LANDSCAPED GARDEN WITH INGROUND SWIMMING POOL
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- TWO RECEPTION ROOMS AND CONSERVATORY
- TWO ENSUITES AND FAMILY BATHROOM
- DOUBLE GARAGE & DRIVEWAY
- POPULAR VILLAGE LOCATION CLOSE TO NATURE RESERVE
- SHORT WALK TO AMENITIES, LOCAL PRIMARY SCHOOL & MAINLINE STATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	52	67
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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