





# Ashford Road, Bilsington

Ashford, Kent, TN25



## DESCRIPTION

A detached 3 bedroom bungalow in a fantastic rural location enjoying fabulous far reaching views. The accommodation requires refurbishment and includes an entrance hall, sitting room, kitchen diner, shower room and rear porch. There are spacious and attractive gardens to the front and rear and a single garage with off road parking to the front.

## LOCATION

Bilsington is a small and picturesque village enjoying views across the Royal Military Canal and Romney Marsh. The village benefits from The White Horse public house, St Peter and St Pauls Church, a cricket ground and a village hall. The nearby villages of Aldington, Mersham and Hamstreet offer further amenities including primary schools and shops. A wider range of amenities are found at the nearby town of Ashford. Ashford International station provides a high speed rail service to London St Pancras in just 37 minutes, whilst the nearby M20 motorway provides access to London and the motorway network.

Guide Price: £450,000

Services: Mains electricity and water. Private drainage.

Tenure: Freehold

EPC:

Council Tax: Band D

Broad Band: Basic / Superfast

Flood Risk: Very Low

Mobile signal: Yes



**Front Porch**

Half glazed door to Entrance Hall

**Entrance Hall**

Wall mounted electric storage heater.

**Sitting Room**

A spacious reception room with far reaching rural views to the side. Fireplace with timber mantel and stone surround. Electric storage heater.

**Kitchen / Dining Room**

Floor and wall mounted storage units with ample work surface and tiled splash backs. Stainless steel sink with mixer tap and drainer. Space for a cooker, fridge and washing machine. Ample space for a dining table.

**Rear Porch**

Upvc half glazed back door to the garden.

**Bedroom**

Electric storage heater.

**Shower Room**

Suite comprises low level close coupled wc, wash hand basin with vanity cupboard below, shower enclosure. Fully tiled walls and floor. Electric heater. Wall mounted electric fan heater. Extractor fan.

**Bedroom**

Electric heater.

**Bedroom**

Electric heater.

**Outside** The spacious rear garden is mostly laid to lawn and well stocked with trees shrubs and hedges. Two timber sheds and a greenhouse. Lean to gezebo. The front garden is mostly laid to lawn with trees, shrubs and hedges.

**Garage** A detached garage with double leaf garage door and shed to the side.

**Agents Notes**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

**Viewing**

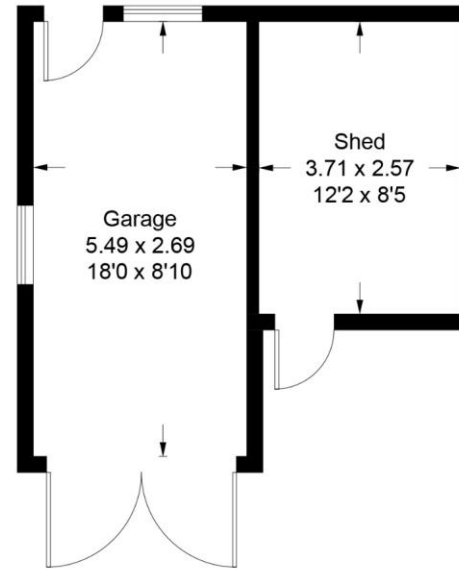
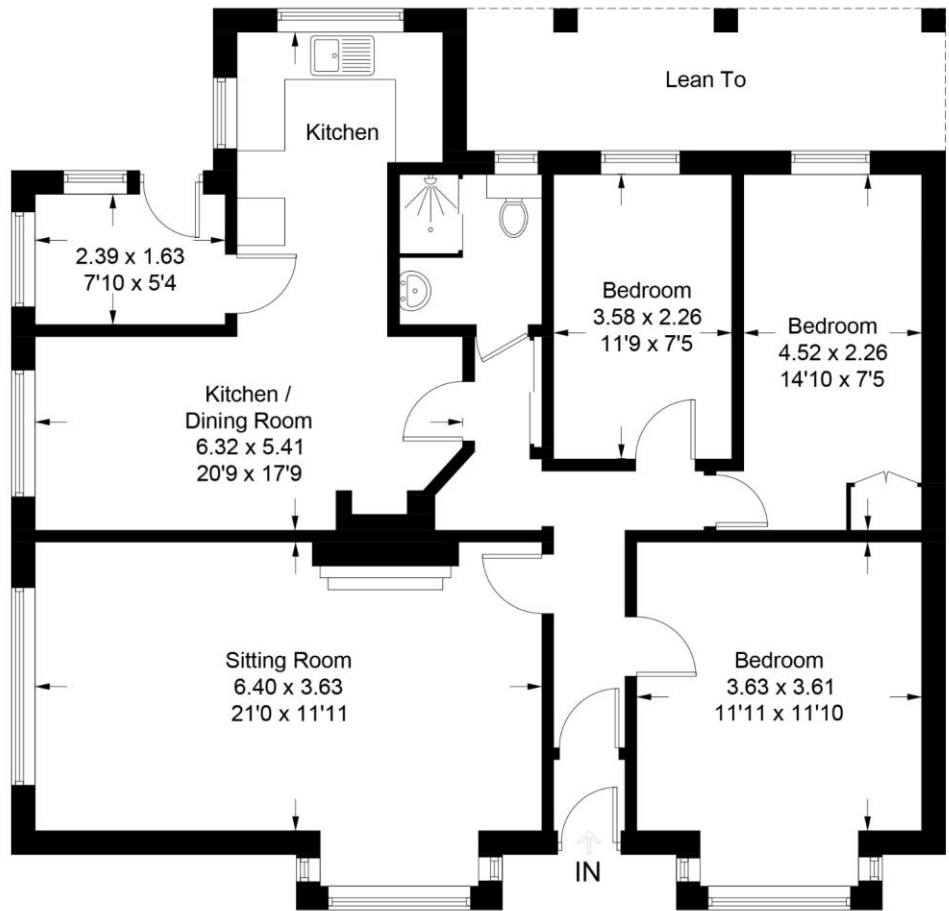
Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.







Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft  
 Outbuildings = 24.8 sq m / 267 sq ft  
 Total = 124.8 sq m / 1343 sq ft



(Not Shown In Actual Location / Orientation)

## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 floorplansUsketch.com © (ID1056465)

Awaiting Energy rating





KENT &  
EAST SUSSEX



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