



Newlands Faversham Road, Boughton Lees, Ashford, TN25 4HU

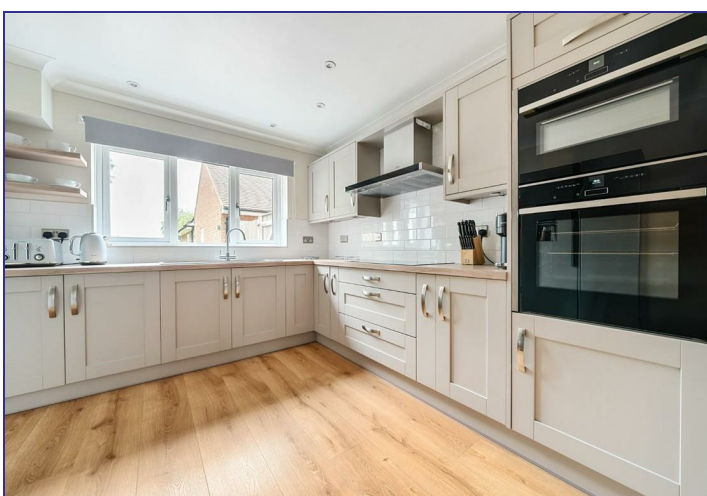
Price £625,000

**GOULD  
HARRISON**

A fabulous detached family home in the wonderful Boughton Lees location enjoying views across open farmland to the rear.

Immaculately presented having undergone significant enhancement by the current owners, the light and airy accommodation comprises an inviting entrance hall, fitted kitchen/dining room, utility, cloakroom, sitting room with wood burning stove and study. The the first floor are four well proportioned bedrooms with modern en suite and family bathroom.

The generous landscaped rear garden extends to around 100ft with far reaching views whilst the property also benefits from a 37ft garage/workshop and driveway.



#### Entrance Hall

Stairs to first floor with storage cupboard under, radiator, doors to:

#### Downstairs Cloakroom

Low level WC, wash basin with localised tiling.

#### Study 9'10 x 8'4 (3.00m x 2.54m)

Triple glazed window to front, TV aerial point, radiator.

#### Dining Room 10'9 x 9'10 (3.28m x 3.00m)

Triple glazed window to front, radiator.

#### Sitting Room 19'11 x 11'3 (6.07m x 3.43m)

Double glazed French doors opening to conservatory, fireplace housing wood burning stove, television aerial point.

#### Conservatory 11'5 x 8'3 (3.48m x 2.51m)

Double glazed with French doors opening to rear.

#### Kitchen/Breakfast Room 15'7 x 9'11 (4.75m x 3.02m)

A generous range of fitted oak units with plentiful worktop space, integrated induction hob with extractor hood and lighting over, dual eye level electric oven composite one and a half bowl sink unit with chrome mixer tap and drainer unit, fridge freezer, wine cooler, breakfast bar, TV aerial point.

#### Utility Room 5'11 x 5'11 (1.80m x 1.80m)

Triple glazed stable door to rear, fitted wall cupboards and worktop with plumbing and space for white goods beneath.

#### First Floor:

#### Landing

Airing cupboard housing immersion tank, doors to:

#### Bedroom One 16'11 x 11'4 (5.16m x 3.45m)

Triple glazed window to rear, radiator, range of fitted wardrobes, TV aerial point, door to:

#### En Suite Shower Room

Contemporary suite comprising a raised shower cubicle housing mains shower, low level WC, wash basin inset vanity unit with storage beneath, frosted triple glazed window to rear, extractor fan, downlighters.

#### Bedroom Two 13'11 x 10'0 (4.24m x 3.05m)

Triple glazed window to rear, TV aerial point, radiator.

#### Bedroom Three 10'4 x 10'1 (3.15m x 3.07m)

Triple glazed window to front, radiator, fitted wardrobes.

#### Bedroom Four 10'0 x 10'0 (3.05m x 3.05m)

Triple glazed window to front, radiator.

#### Family Bathroom

Modern white suite comprising a panelled bath with mains shower over and glazed screen, low level WC, wash basin inset vanity unit with storage beneath, extractor fan, frosted triple glazed window to front, downlighters.

#### Gardens

The rear garden is nicely enclosed with part panel enclosed fencing and mature trees, mainly laid to lawn with two paved patio seating areas and views across farmland, outside lighting and personal door to garage.

#### Tandem Garage/Workshop & Driveway 37'1 x 9'0 (11.30m x 2.74m)

With remote controlled electric roller shutter door.

#### Tenure

Freehold.

#### Services

Mains water, electric and drainage.  
Oil fired heating.

#### Council Tax

Ashford Borough Council Band: F.

