



Meadows Faversham Road, Boughton Aluph, Ashford, TN25 4PQ  
Price £695,000

GOULD  
HARRISON



A most impressive detached family home in a popular residential location, within easy reach of Ashford town centre, mainline station and several schools of good standing.

The flexibly arranged accommodation comprises an entrance hall, open plan kitchen/family room, sitting room, dining room, cloakroom and shower room/WC.

The first floor can be arranged as a self contained annexe with sitting room, bedroom, kitchen and bathroom. Furthermore you will find three bedrooms, a shower room and cloakroom.

A pleasant terrace overlooks the generous rear garden whilst to the front of the property is large with a driveway for several vehicles leading to a 31ft integral garage.



**UPVC double glazed Front Door to:**

**Entrance Hall**

With door and staircase to First Floor Annexe, and door to:

**Reception Room 19'8 x 8'11 (5.99m x 2.72m)**

Double glazed window to front, solid oak flooring,

**Sitting Room 19'10 x 12'7 (6.05m x 3.84m)**

Stairs to first floor, fireplace with fitted wood burning stove, solid oak flooring.

**Family Room 22'6 x 13'6 (6.86m x 4.11m)**

Vaulted ceiling, double aspect, two double glazed sliding patio doors to rear garden, Velux windows to rear, solid oak flooring, under stairs storage cupboard.

**Kitchen 13'6 x 8'3 (4.11m x 2.51m)**

Double glazed window to rear. Generous range of fitted wall and base units, stainless steel one and a half bowl sink with mixer tap and drainer unit, dual eye level electric oven, induction hob, integrated dishwasher, localised tiling.

**Rear Lobby**

Quarry tiled floor, door to garage, doors to:

**Cloakroom**

Low level WC.

**Shower Room**

Shower cubicle housing mains shower with glazed screen, wash basin.

**First Floor:**

**Landing**

Access to loft space, doors to:

**Bedroom One 12'5 x 11'2 (3.78m x 3.40m)**

Double glazed window to front.

**Bedroom Two 11'2 x 9'0 (3.40m x 2.74m)**

Double glazed window to front.

**Bedroom Three 10'7 x 8'3 (3.23m x 2.51m)**

Double glazed window to rear, built in wardrobe cupboard.

**Shower Room**

Raised shower cubicle housing mains shower with glazed screen, wash basin, double glazed window to rear.

**Separate WC**

Low level WC, window to rear.

**FIRST FLOOR ANNEXE:**

**Sitting Room/Bedroom Four 14'6 x 14'6 (4.42m x 4.42m)**

Double aspect double glazed windows to rear.

**Kitchen 7'4 x 6'3 (2.24m x 1.91m)**

Double glazed window to side, fitted wall and base units, stainless steel sink with mixer tap, plumbing and space for washing machine.

**Bedroom Five 14'0 x 10'0 (4.27m x 3.05m)**

Double glazed window to front, built in double wardrobe cupboard.

**Bathroom/WC**

White suite comprising panelled bath with mixer tap and shower attachment, low level WC, wash basin, heated towel rail, double glazed window.

**Double Garage 31'0 x 8'6 (9.45m x 2.59m)**

With electric light and power, Worcester gas boiler, space and plumbing for appliances.

**Rear Garden**

Large paved terrace seating area looking out on to a generous lawn, part panelled enclosed fencing, outside cold water tap, lighting, side gated access.

**Tenure**

Freehold.

**Services**

All main services are connected.

**Council Tax**

Ashford Borough Council.

Main House - Band: E / Annexe - Band: A.

