



Salterfen Canterbury Road, Bilting, Ashford, TN25 4HE  
**Price £595,000**

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**GOULD  
HARRISON**

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Set in a fantastic plot of around 1/3 of an acre is this wonderful detached home.

Planning permission has been granted for further enhancement with details on Ashford Borough Council Website ref: PA/2025/1747

This well appointed property offers an entrance hall, sitting room with solid fuel burning stove, dining room, office, kitchen, utility room, cloakroom, four bedrooms and contemporary shower room/WC.

A balcony to the rear looks out on to the impressive garden which hosts a large outbuilding with plumbing and heating whilst to the front you will enjoy far reaching views and find a driveway providing off road parking, along with EV Charging and attached garage.



## Entrance Porch

Door and double glazed window to front, door to:

## Hallway

Double glazed window to front, stairs to first floor, storage cupboard, radiator, doors to:

## Downstairs Cloakroom

Low level WC, wash hand basin.

## Sitting Room 18'9 x 10'9

Double glazed window to front, door to office, solid fuel burner, two radiators.

## Office 10'3 x 8'9

Double glazed doors opening onto garden, double glazed windows to side and rear.

## Dining Room 13'7 x 11'7

Double glazed window to side, understairs cupboard and further built in storage cupboard, radiator, opening onto:

## Kitchen 11'10 x 11

Double glazed window to side, door to rear, range of matching wall, base and drawer units, ceramic sink set in a wooden work top, integral dish washer, space for range cooker with extractor hood over, space for fridge freezer, wine rack, tiled splash backs, door to:

## Utility Room

Doors to both sides leading onto the garden, window to rear, space and plumbing for washing machine

## Landing

Doors to:

## Bedroom One 11'11 x 11'1

Double glazed window to rear, double glazed door opening onto balcony with views over rear garden, radiator

## Bedroom Two 13'11 at max x 11'3

Double glazed window to front with field views, radiator

## Bedroom Three 12 x 8

Double glazed window to front with field views, radiator

## Bedroom Four 11 at max 7'4

Double glazed window to rear, built in cupboard, radiator

## Shower Room/WC

Double glazed window to side, walk in shower, low level w/c, wash hand basin with cupboard under, tiled walls, radiator

## Outside

### Rear Garden

Patio with steps leading to large lawned garden, patio area with pergola, wooden outbuilding, three further sheds, greenhouse, door to garage, gate to front

### Front Garden

Tiered front garden with lawn and steps leading to off road parking, separate driveway leading to garage gates to front

### Outbuilding 22'5 x 10'5

Double doors opening onto garden, windows to side, separated into three sections with low level w/c.

### Garage

Double glazed door and window to rear, up and over door to front

### Tenure

Freehold

### Services

Solar Panels Installed providing reduced energy bills.  
Drainage - Cesspit  
Mains Gas, water and electricity.

### Council Tax

Ashford Borough Council Tax Band: E



