



Bill Deedes Way,  
Aldington,  
TN25 7ES

£600,000 OIEO

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*If it's space your longing for, then call to view now. First constructed by well regarded Bellway Homes in 2010 lies this attractive double fronted, 3 story detached family home set behind a charming, manicured green lined with established trees. This property, being formerly the developments show-home, is the pinnacle of modern living.*

*With it's generous accommodation spanning three floors, with 3 en-suite shower rooms & detached double garage – we're in no doubt that this will tick many boxes for the next new owner. There are so many reasons that make a house a home, and it all started when the vendors purchased, following the show-home being released for sale; from what was a parcel of land back in late 2010 – What stands in front of you now, is a warm & inviting home that offers the chance to entertain family and friends year round! It's not just bricks and mortar that make a house, but the memories that have been made within – It's simple to see why our sellers chose to call Bill Deedes Way home.*

*What they wished for the luxury of a modern estate, but with scope to offer the children spacious bedrooms, all whilst being close to the local School & residing in an area of Outstanding Natural Beauty with a number of bridleways found on your doorstep.*



A family home like this is very hard to come by of this size – with the balance of spacious rooms, set in a semi-rural location, but still within easy reach of local amenities. Offering north of 2,000sq ft the space on offer is apparent the moment you step foot inside. If it's a home that still offers that like new feel, with all the style and charisma you expect from a premium home then book your viewing and don't just take our word for it.. The accommodation on the ground floor consists of a generous entrance hallway with stairs to the first floor. There is the all essential down stairs cloakroom, and under stairs storage cupboard too. A cosy 2nd reception room greets you on arrival, which can also be used as a further dining room if required, with charming bay window allowing you to gaze out over the green, it's use it's yours to decipher! Across the hall is where you will find the homes "21.9" x 11.7" family reception room, where you'll find yet again another charming bay, with patio doors at the other end, flooding this room with natural day light whilst offering the space for the family to relax whilst not feeling on top of one another. At the rear of the property is the substantial kitchen/diner, with over 18x12.8 of useable floor space. With it's new upgraded kitchen, breakfast bar and separate utility room; it provides the chance to cook & entertain friends and family. Why not leave those patio doors ajar and let the mingling spill outside when the weather is kind. You'll soon believe there have been many of gatherings held, music played and parties held here – it's a home built for enjoying yourself within.

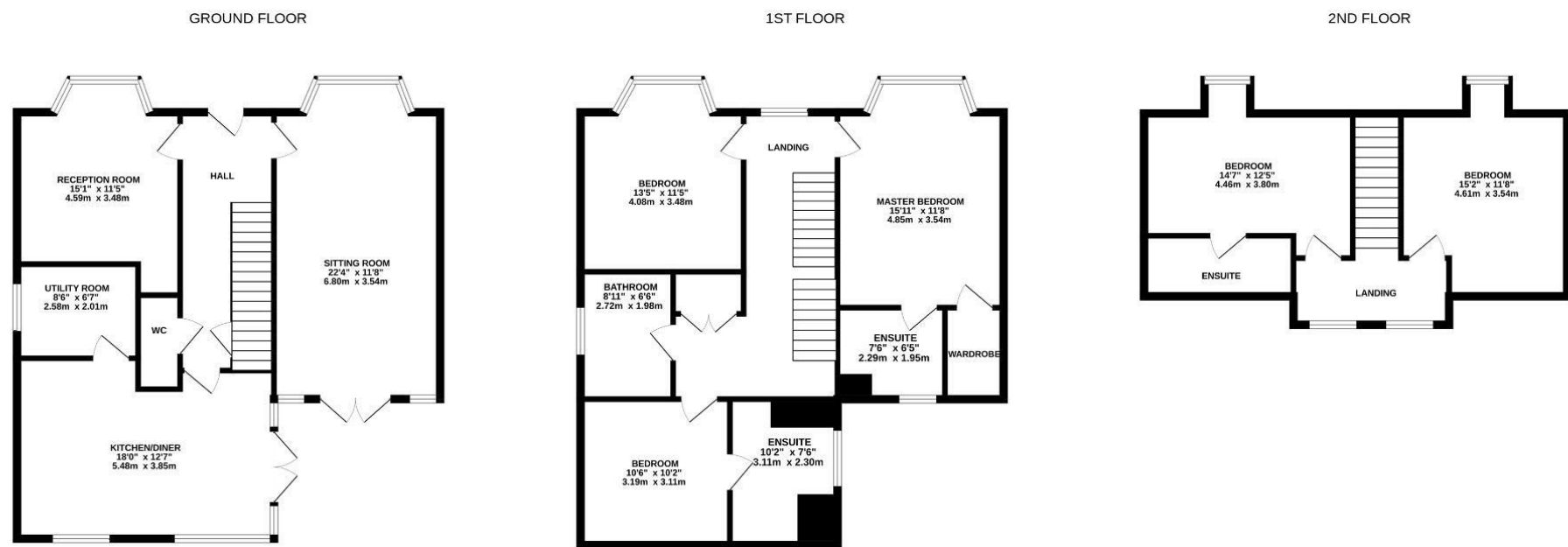
The first staircase rises from the entrance hall where you will discover 3 of the 5 large double bedrooms, two offering their very own en-suite! Not often found in modern homes – each room offering their own facilities, ensuring there's no battle over the bigger room, nor a queue for the loo in the morning. The principal bedroom is found at the front right hand side of the home, boasting that bay found downstairs. With ample floor space and a dressing room, it's a room that most will be envious of! Across the hall is the 3rd guest bedroom offering a similar peaceful setting seen in the master bedroom. The family bathroom services bedroom 3 on this floor and offers shower over bath, wash hand basin & W/C. Finally, finishing the first floor accommodation well is the 2nd bedroom, residing at the rear of the home, allowing you to gaze into the well cared for rear garden, another spacious double room offering the 2nd en-suite in the home. Climb the stairs to the 2nd floor and here is where you'll find that elevated view, as well as 2 generous bedrooms. Where you're a growing family with teenagers that want their own space, or have guests staying – you'll no longer struggle for space here. Both bedrooms are equally as well proportioned as well as offering eaves storage accessed from the hallway. The 3rd en-suite bedroom is found here and offers plentiful floorspace for free standing furniture if needed.

Externally, the home offers a delightful garden, with a part walled and fence boundary, encompassing that private, seclude feeling, not often associated with 'development living.' The patio doors lead onto a paved patio, ideal for alfresco dining, with a path way that leads to their tiered section where there's a perfectly placed sun-trap – a decked area, ideal for catching the summer sun. The garden offers an abundance of mature trees, shrubs and bushes that line the boundary, as well as a further, more private section, which is handy for bin-storage and stowing away all that comes with family life. Behind the home is a large detached double garage with up & over doors, providing further storage space, and off road parking in front for 4 cars.

Situated on a desirable development in the popular village of Aldington. The village has a well-regarded primary school, fresh food store, village inn, post office store and a village hall with playing fields and tennis courts. Aldington is surrounded by pretty Kent countryside and is a just a few miles from the North Downs, designated an area of outstanding natural beauty and the local south coast beaches. Wider facilities are available in the thriving market town of Ashford, where High Speed rail links into London St Pancras in under 40 minutes are available. The area provides a choice of primary and secondary schools including grammar and independent

Tenure: Freehold  
Council Tax Band: F

- An exclusive, detached double fronted luxury family home offering 2,400sqft of accommodation
- Constructed by well regarded 'Bellway Homes' in circa 2011
- A choice of reception rooms + L Shaped '18'4x12'7 Modern Kitchen/diner + Utility room
- Principal bedroom offering '11'8x15'4 of floorspace + built in wardrobe
- Boasting 3 En-suites, downstairs W/C & Family bathroom
- Residing in an area of Outstanding Natural Beauty, in the village of Aldington
- A sympathetically landscaped rear garden with raised decked area
- A Large, detached double garage + Driveway for 4 vehicles
- Within Walking Distance to Local Primary Sch & 5miles to Train station
- EPC Rating: D, Council Tax Band: F, Estate fee's approx £330.00 per annum



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.