



# Meadows Grove, Ashford, TN23 8AS

£760,000

5 3 2 B

*We are excited to launch this exclusive, stunning 5 bedroom family home on the outskirts of Ashford, found within the sought-after Chilmington Lakes development constructed by Hodson homes in recent years. A substantial detached family abode situated in one of Ashford's newest developments. Having owned the property from new, the vendors knew what they wanted – a family home, with a 'hub' to entertain, to socialise and welcome family and friends on any possible association.*

*Estate life can often be mistaken by some, but here, nestled behind a leafy green outlook in Chilmington – it's far away from the stereotype in our opinion. There are many reasons that make a house a home, and it all started when the owners, purchased this property off plan - What stands in front of you, is an established family home. It is easy to see what the owners wanted to achieve; from the convenience living within a modern estate, but with unrivalled space, both upstairs & down - all whilst being close to the 'Outstanding rated Chilmington Green Primary School as well as being a short car journey to both Grammar Schools.*



Whilst we appreciate there have been homes built here - We feel this home really offers a large family to live, without the need to lift a finger, a real turnkey home in our opinion - with it's unique kitchen/diner with velux windows, 2 en-suites & sunny rear garden! Come inside and don't just take our word for it! You'll find yourself perched on the fringe of the development, something very important to the previous owners - As you wander along your garden path, note the detached double garage, with electric up and over door, providing the essential external storage space that you'll need to tackle day to day family life, or if it's more parking your after, there's possibility to park 2 in the garage and a further 2 on the drive, parking for 4 – you'll have no problems with the children trying to find a place to park now.

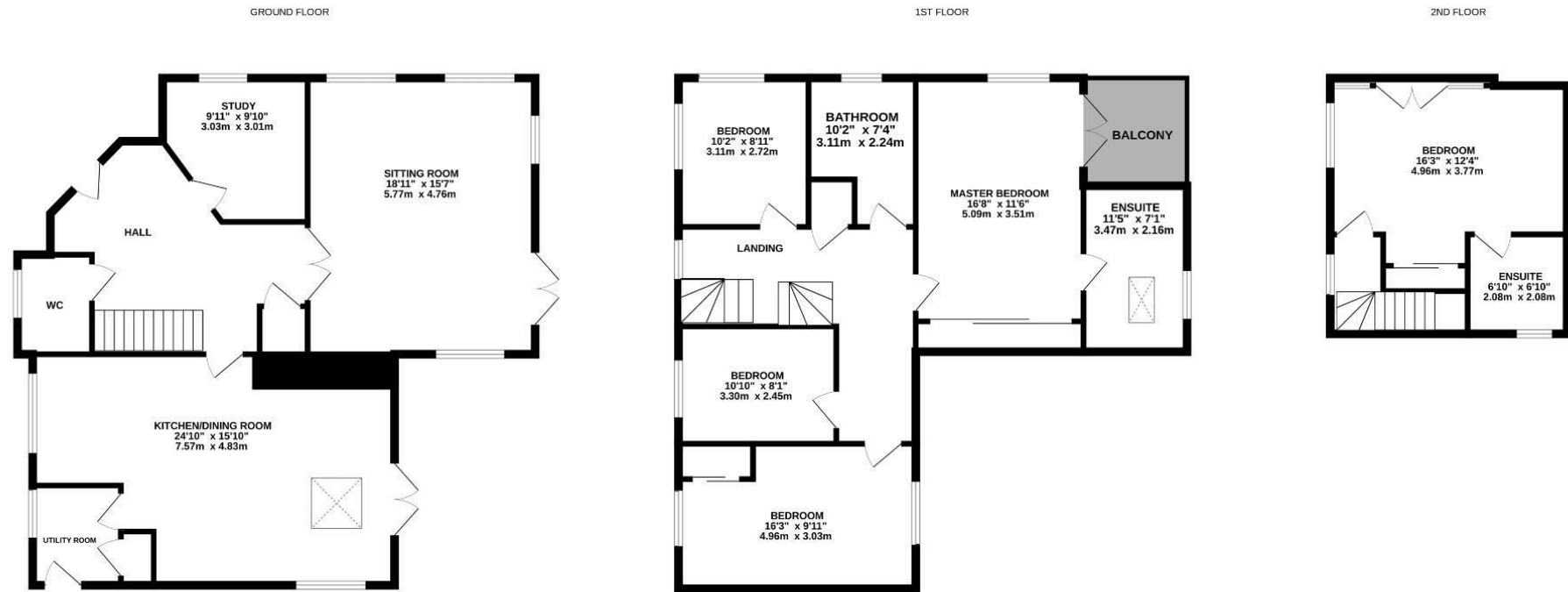
Behind the homes double fronted, striking façade, you will discover a warm and welcoming place to call home. From its large inviting entrance hall, offering plenty of space to hang up your coats and kick off your shoes following the long day. The hall leads round into the 'hub' of the home. Being a light flooded kitchen/diner - that offers views out into the back garden via the double doors. The room itself offers '24'x10x15'10" of floorspace for the family to unwind whilst not being on top of one another, a great space for entertaining with family & friends! The kitchen/breakfast room is a well-spaced room offering vast countertop space as well as a generous array of wall and base units, with the essentials integrated for ease of modern living - ideal for those mornings when you are on the go dashing out the door for the school run! The kitchen is finished nicely with sleek white gloss units, and offers the ever-handy separate utility area with additional frosted glass door leading to the driveway, perfect for lugging in the weeks shop. Located across the hall is the separate, substantial family lounge – providing '18'11x15'7" of space; that is separated by from the kitchen/diner; when the entertaining is finished, relax and unwind in this space flooded with light thanks to the abundance of windows within the room, there's further patio doors that also lead to the patio here, one thing to note is the height of the ceiling, allowing the family to unwind, or watch a film in peace.

The stairs rise from the hall where you will arrive on a spacious and airy L shaped landing, which provides access into 4 of the 5 spacious bedrooms. The principal bedroom is found toward the rear of the home, and offers a shaded balcony, something not often found in homes in Ashford. This space boasts not only a four piece en-suite, but large double fitted storage allowing you to utilise all that floorspace for the largest of beds – The en-suite is finished in a modern full-tile, with separate bath, walk in shower, wash hand basin & W/C. The third bedroom is located toward the front of the home, being a well proportioned double room additionally offering a further storage cupboard too. Beds 4 & 5 are serviced by the homes modern family bath-suite on this floor, and are both usable double rooms. The first floor is finished well, with a handy storage cupboard. Climb the stairs to the 2nd floor, here is where you'll discover the guest suite, some many even choose to utilise this as the master bedroom. With it's elevated position, offering a charming out-look with dual doors & Juliet balcony, we're sure that whoever decides this room is theirs will not be disappointed. Not only is it equally as generous as the principal bedroom, but it also offers a separate the 2nd en-suite found within the home as well as further fitted wardrobes.

Externally, the homes boasts a modest size rear garden, with generous patio, ideal for alfresco dining & entertaining. It's a garden that has played host to many of parties – The patio stretches the width of the home, and also provides side access, as well as a rear door into the garage. There's a large laid to lawn section, as well as a number of younger tree's that have been planted within the boundary. In addition to the rear garden, there's also a front garden that separates you from the road, which the owners have also planted which attract plenty of wildlife too. Some of the further benefits of this home include: CAT 6 cabling throughout – for fully integrated wireless networking; soft close doors and drawers within kitchen/diner, Bosch built-in oven, Bosch touch control induction hob with glass splashback. Telescopic built in extractor hood with LED lights, Bosch fully integrated fridge/freezer, Bosch fully integrated dishwasher, polished chrome electric points above worktops as well as wood flooring throughout the ground floor.

Where is this home?- Located only minutes drive away from Ashford, offers the perfect location, enjoying the peace and quiet of the countryside whilst making the most of the quick links to London, Europe and the Seaside. The pretty Town of Tenterden is only 9 miles away with its quaint high street, host to an array of vibrant bespoke shops, restaurants and pubs. The home is located within walking distance to the new Chilmington Green primary school which has Ofsted rated Outstanding nursey facilities, and a brand new high tech secondary school opening in September 2024. There will soon be a vibrant market square opening close by offering an array of shops restaurants and cafes as well as a new Supermarket doctor's surgery library and sports hub

Tenure: Freehold  
Council Tax Band: G



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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- Substantial, executive detached family home
- Positioned on the fringe of the estate with a leafy-green outlook
- 5 Spacious bedrooms, 2 with modern en-suites
- Detached garage with electric up & over door
- Large rear garden with extensive patio & access to garage
- Generous family reception room with patio doors
- Impressive 'hub' of the home - Kitchen/diner with fitted appliances & utility room
- Principal bedroom with wow factor four piece en-suite
- Large guest bedroom with 2nd en-suite with views
- EPC Rating: B (86) Council Tax Band: G, Estate fee's £400.00 2x6 Monthly instalments

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(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.