



Canon Woods Way,
Ashford,
TN24 9QY

£600,000



Nestled within the quiet and highly desirable cul-de-sac location of Canon Woods Way lies this stunning 5-bedroom detached house; a true gem waiting to be discovered. Boasting not only 3 reception rooms but also 2 bathrooms, this property offers ample space for comfortable living and entertaining.

The meticulously maintained frontage provides a double garage and ample parking for multiple cars. As you step inside, you'll be greeted by a sense of grandeur and elegance that flows throughout the house. The spacious rooms are perfect for hosting gatherings with friends and family or simply relaxing in style.

The entrance opens into a large, welcoming hallway allowing access to a convenient W/C. The hallway leads into the kitchen area, equipped with a utility area off the back. The kitchen is ample in size, fitted with an array of cupboard space and room for free standing appliances. To the rear of the home you will find the dining room and living area. The spacious lounge is bathed in natural light, courtesy of a large picture window at the back and dual double doors leading into the more formal dining area. French doors in the dining space make it perfect for entertaining, allowing the family to relax without feeling crowded. The ground floor also consists of a useful study area, currently utilised as an office by the current owners, with cupboards installed for storage space and a fitted desk.



Climb the stairs to find a spacious landing area, which allows access to five spacious double bedrooms and the homes family shower room. The master bedroom is located to the rear of the property, which is ample in size and boasts an array of fitted cupboards, wardrobe and desk space, also consisting of an en-suite bath with overhead shower, wash basin and W/C. Bedrooms 2 and 3 are also located to the rear of the home also ample in floorspace. Bedroom 4 is located to the front of the home and bedroom 5 is located to the rear of the home, offering a fitted cupboard space and views onto the rear garden. Bedrooms 2,3,4 and 5 are all serviced by the homes family shower room equipped with a large shower, washbasin, and W/C, which has been renewed since the current owners time here and also benefits from under floor heating.

The South facing rear garden is well-maintained and mature, offers a peaceful retreat with a lawned area and a path leading from the rear doors to the boundary. It's an ideal spot for outdoor dining or for those with a green thumb, featuring an established boundary of shrubs and plants. The double garage provides convenient parking and storage space, adding to the practicality of this beautiful home.

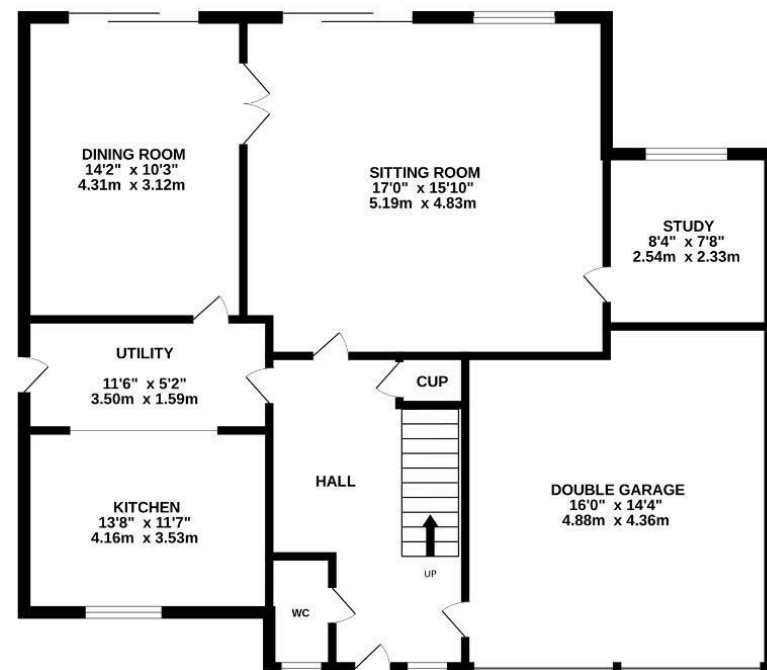
Located in the sought-after area of Kennington, there are numerous schools in the area, including the Towers School, Kennington CE Academy, and an infant's school, Downs View Infants School, also being in the catchment area for the Wye School. Since the county still operates a grammar school system, those who pass the Kent Test are given the opportunity to attend the grammar school in Ashford, the Norton Knatchbull School or Highworth Grammar school. Kennington has six eating and drinking establishments, "The Old Mill", "The Conningbrook Hotel", "The Rose Inn", "The Pheasant" and the newly opened "Stubbs restaurant" (formerly The Croft Hotel). The "Skillet and Skewers" (formerly the Kennington Carvery) for an eat as much as you like Carvery. Kennington also offers a range of shopping facilities and entertainment including Sainsbury's, the Range and Eureka Leisure Park. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes and the M20 motorway giving easy access to surrounding towns and cities. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and elegance of this wonderful property for yourself.

Services - All mains services are connected, Mains water, gas, electricity and sewerage, none have been tested by the agent.
Heating - Gas Central Heating. Broadband - Average Broadband Speed 4mb to 32mb Mobile Phone Coverage - Okay - Good
Flood risk - Very Low

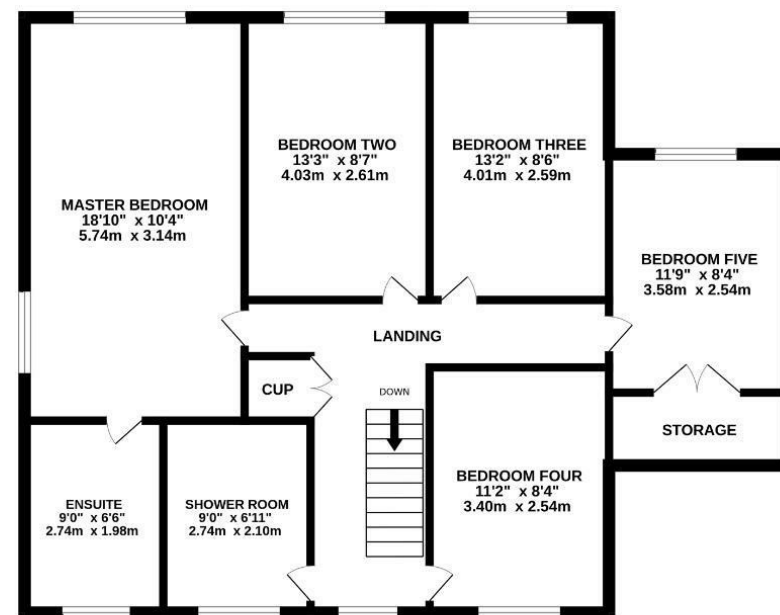
Tenure: Freehold
Council Tax Band: F

- Spacious 5 bedroom detached family home
- Situated within a quite cul-de-sac of Canon Woods Way
- Off street parking provided by the large driveway
- Integral double garage
- Large kitchen with utility area
- Spacious lounge area flooded with natural light
- Ground floor study area for home office
- Dining area with doors to the large South facing laid to lawn rear garden
- Principle bedroom with en-suite shower room
- EPC: TBC Council tax band: F

GROUND FLOOR



1ST FLOOR



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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.