





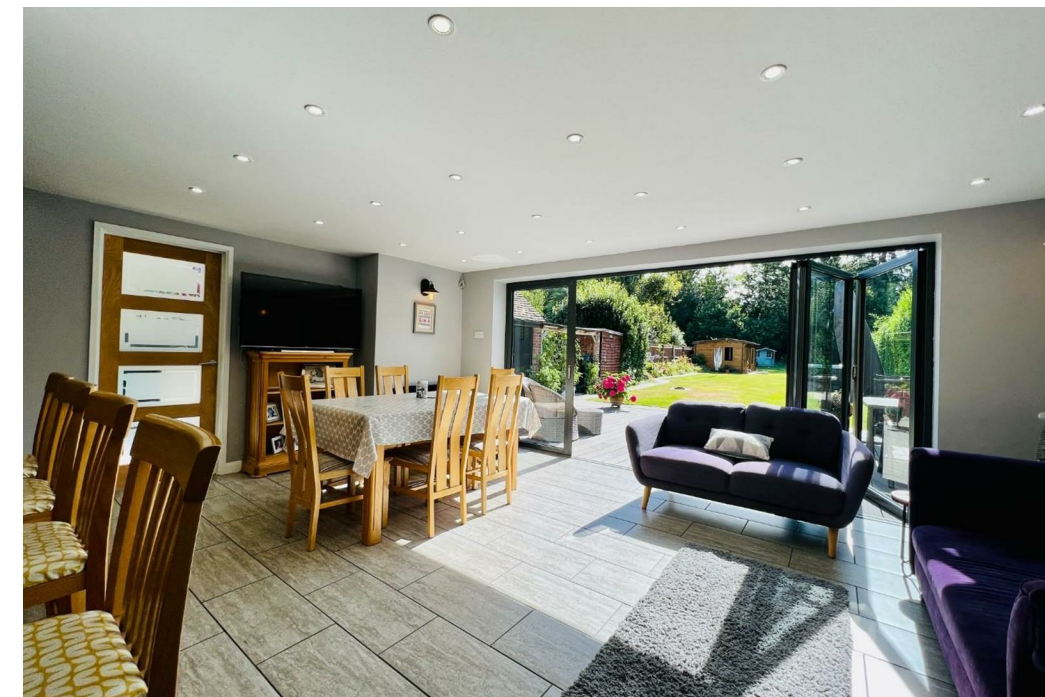
Westwell Lane,  
Westwell Lane,  
Ashford, TN26 1JA

£700,000 OIRO

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*If a life-style change is on the cards, or you just fancy a piece of semi-rural living, then Oaklands provides just that for you. Located just off the well regarded Sandyhurst Lane, it's positioned perfectly as it's a location that's thought to offer the perfect balance between countryside living & convenience alongside practicality with Ashford's amenities a short drive away. You're a few moments walk from rolling countryside but also a 2 minute drive and you'll find yourself on the M20.*

*Where is it? Westwell Lane - it certainly does allow easy journeys to amenities and handy transport links, The property is a short drive to A20 & M20 ; The Ashford International station is just a short drive, providing fast access to Charing Cross, London Bridge & Cannon Street. The property lies on the fringes of Ashford with a popular local public house, The Hare & Hounds just a short walk away. Ashford offers a wide variety of shops, including the McArther Glen shopping outlet, schools, restaurants and entertainment yet also benefitting from having the beautiful Kent countryside right on your doorstep*





**A high-spec home awaits you. With a number of useful & pragmatic upgrades that go hand in hand with day to day family life. From the homes contemporary kitchen/diner to the rear of the home that really puts you in touch with the outside, to it's charming log burning stove for the chillier evenings found within the charming reception room, it's all been thought about here. Step inside and see what all the fuss is about, as there is far more to this home than our description can dictate.**

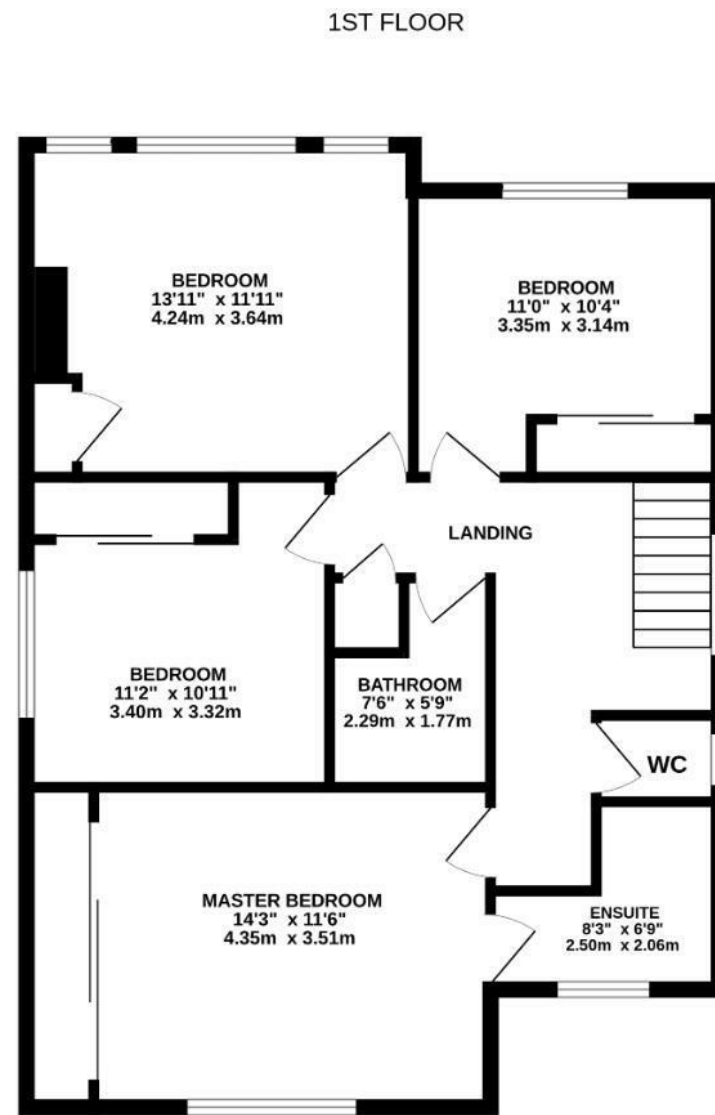
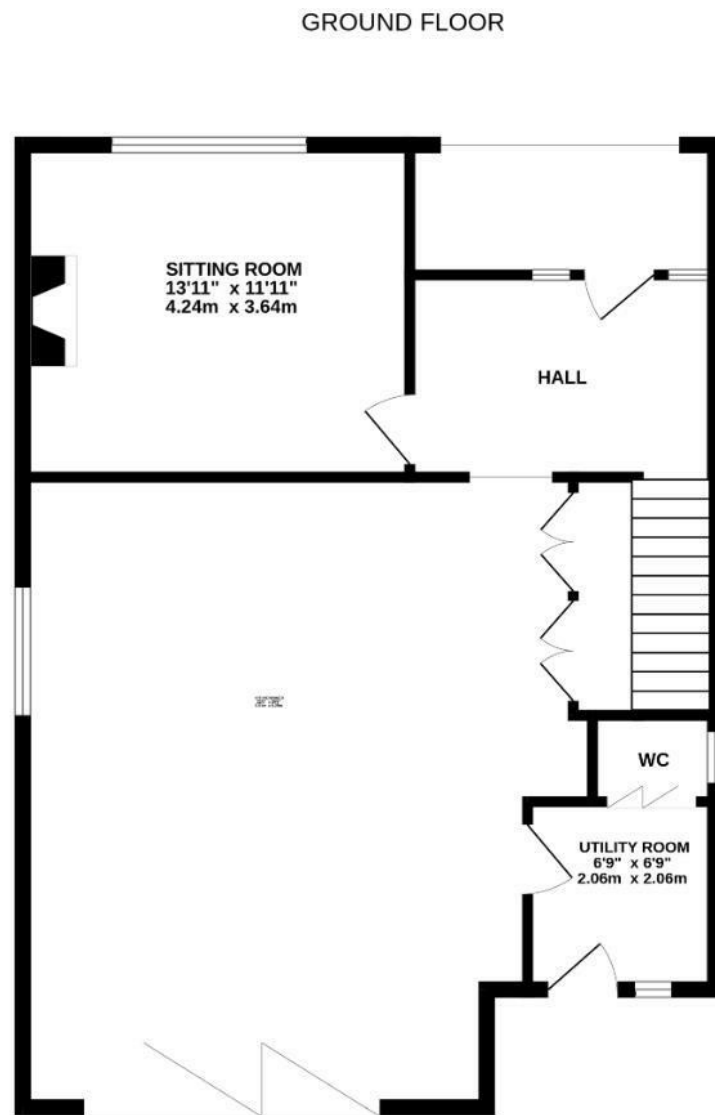
**Via the homes well kept frontage & extensive drive which provides parking for a number of vehicles, you'll find the home, tucked away behind the charming wisteria that greets as you arrive. Through the front door, you'll find space to kick off your shoes & hang up your coat after one of the many walks found adjacent to your doorstep. From here, you'll discover the comfortable family room at the front of the home, with that log burning stove and picture window overlooking the farm-land to the front elevation. From here, the home flows seamlessly into the 'hub' of the property, a truly breathtaking room, measuring approx '23'5x18'1.' Here is where you'll likely spend most of your time, from preparing meals for the family, or mingling alfresco with guests when the weather is kind - simply leave those bi-folding doors ajar and let the outside, in! The room plays host to a large island, with an abundance of space for the largest of table & chairs plus a plethora of wall & base hung units. In addition, there are a number of integrated high-end appliances installed. Once you've hosted friends and family, they'll not want to leave. If it's more you desire, well then, there is a separate utility area as well as the all important addition of a downstairs W./C, a staple of all family homes.**

**Climb the stairs and we're in no doubt you'll be impressed here too - With a choice of 4 spacious double bedrooms and modern family bath suite. Each of the 4 bedrooms boasting their very own in-built storage, ensuring you can make the most of every inch of usable floor space on offer. Beds 2 & 4 are both located at the front of the home and make the most of the unspoilt far reaching field views. Across the landing is where you will discover the 3rd bedroom, again boasting it's own wardrobe. Via the landing you will find not only a separate W/C % a separate bathroom which services 3 of the 4 bedrooms. Occupying an envious position within the home is the glorious principal bedroom. Not only does the room offer '14'7x11.4 of space, but a modern en-suite shower room and sliding triple wardrobe too.**

**If you're still in two minds, step into the rear garden; as there's over 200ft of space here for the family to enjoy, that's not to mention the 126sqft outbuilding that's been installed during the vendors time here. For those with green fingers, the possibilities are endless, with an established boarder of shrubs, tree's and flowers as well as that extensive lawned section, it's a truly tranquil space that can be enjoyed by all. Perhaps you're sat with the patio doors ajar, basking on the patio watching the children let off steam, or, you're working away in the cabin which has power & lighting too, we feel it's one of the finest examples of a family home that is now for sale, located along the well regarded & quite Lane providing for some, that life-style change that is often dreamed about.**

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**Services connected, but none have been tested by the agent: Mains gas & electricity. Waste water treatment plant within garden grounds. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%) Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb**



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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- A Stunning example of a 4 Bedroom, extended-Detached Family home
- Found along one of the area's most well regarded Lane's
- A moments walk from countryside walks & farm-land
- Superb principal bedroom with en-suite shower room overlooking rear garden
- Well appointed family room to rear with bi-folding leading to substantial garden
- Modern fitted kitchen + Separate utility area & Downstairs toilet
- Substantial rear plot, approx 200ft + Timber Cabin with power/light
- Large drive providing parking for a number of vehicles
- Mains gas-boiler, Waste-water treatment plant, Mains electricity.
- EPC Rating: C (87) Council Tax Band: F

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.