



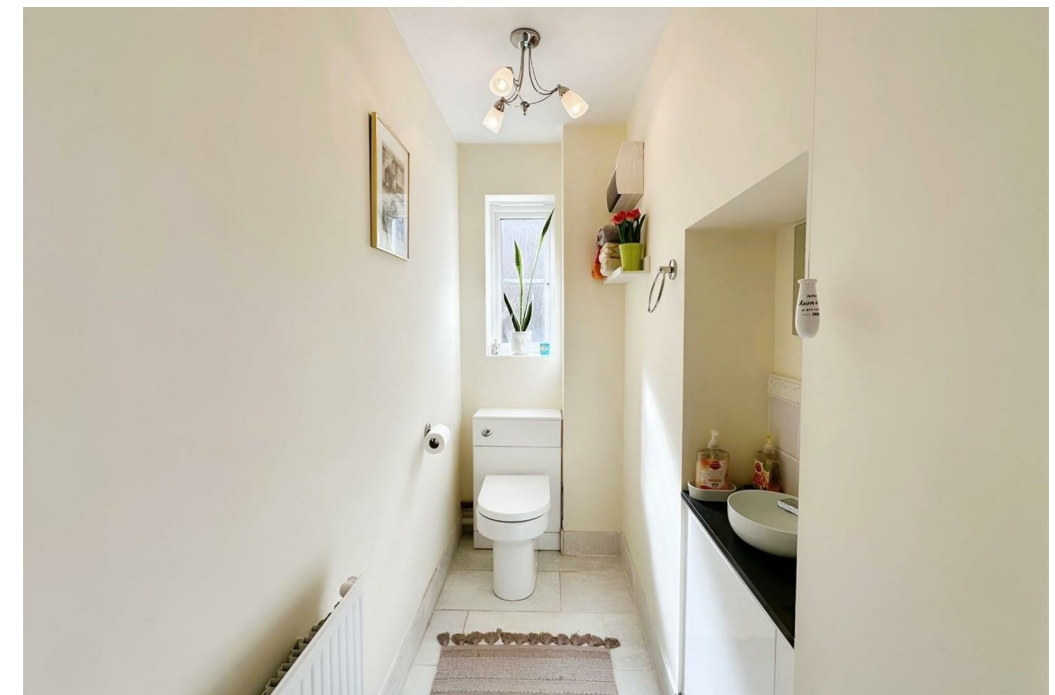
Forest Avenue,
Orchard Heights,
TN25 4GB

£500,000

5 3 2 C

A substantial 5 bedroom detached family home, located in the popular location of Orchard Heights. This family home is not to be missed and should be added to the top of your viewing list!

Orchard Heights is situated in the North-West of Ashford between off the A20 northbound. You are only a short walk to the new Repton Manor Primary School and less than 5 minutes drive to junction 9 of the M20. Ashford Town Centre is approximately 10 minutes by car and there are local buses should you wish to make use of Ashford's excellent public transport, The property is also within easy reach of local amenities such as Waitrose, The Range, and a chemist.

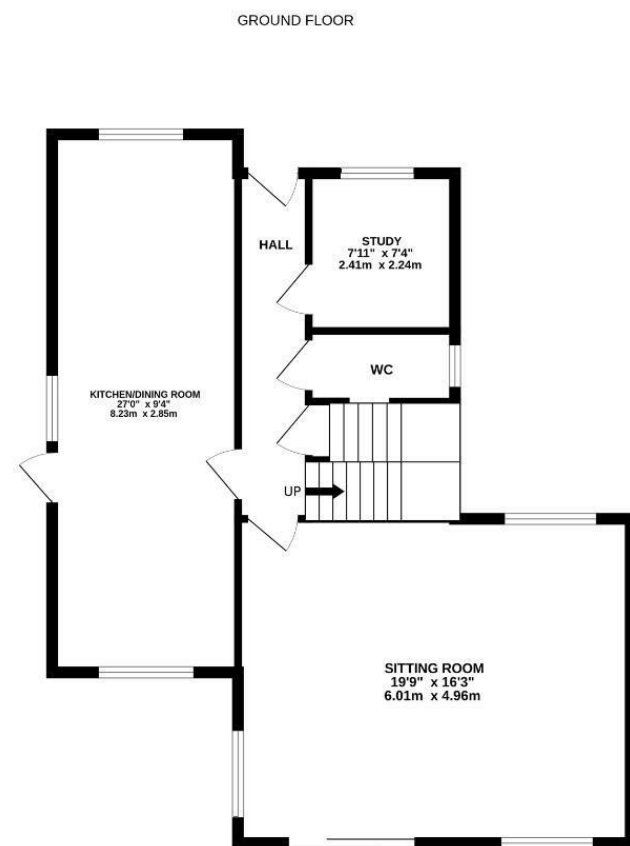


Externally the property boasts dual width off-street parking for numerous cars, ideal for a larger family. On entering the property you are greeted by an entrance hallway which offers access to perfect space for a study/home office, a must for those that work from home without the need to sacrifice one of the bedrooms. On the right hand side of the home, you have an impressive kitchen/diner, that plays host for those large family gatherings, offering a number of base & wall units, as well as space for free standing appliances. The dining section is well lit thanks to the smart placement of the window, overlooking the front of the home as well as offering a side door to access the rear garden.

To the rear of the home is the impressive spacious family reception room, measuring approx. '19'9x16'3' offering triple aspect windows as well as access into the well kept rear garden. This smart window placement allows natural light to flood the room during the day. The stairs rise from the entrance hall, within the first floor you'll find four generous bedrooms & family bathroom. The guest bedroom offering double built in wardrobes, as well as 1 of 2 en-suites that are found within the home. The family bathroom services bedrooms 3, 4 & 5 on this floor and offers a modern suite, with shower over bath, wash hand basin & W/C.

The stairs rise from the landing to the final floor, where you'll discover the eye-catching principal bedroom, which is equipped with a further storage cupboard, 2 charming velux windows as well as an en suite shower room that offers a peaceful retreat and ensures there are no queues for the loo in the morning.

Externally, the home offers a private garden which is mainly laid to lawn, with various plants and shrubs overlooking the Lodge Woods to rear. You'll find a number of enjoyable walks in the woodland near-by, such as Godinton House and the local Warren. Access to the garden can be gained from either side of the home via a side gate.



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, Detached, 1,500sqft 5 Bedroom Family Home
- Sought After Orchard Heights Location
- Driveway to front of the home offering ample parking
- Offering a special principal bedroom with En-suite shower room.
- A lovely, secluded and private rear garden backing onto established Woods
- Spacious open-plan kitchen/diner
- A choice of reception rooms on the ground floor
- EPC Rating: C (72) Council Tax Band: F
- Maintenance fee £196.03approx - 1 Annual payment
- Situated within a quiet residential area within Orchard Heights

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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.