

**Wheatfields, Aldington**

**Asking Price £585,000 ASKING PRICE**

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# Wheatfields, Aldington - Detached family home in cul-de-sac

## DESCRIPTION

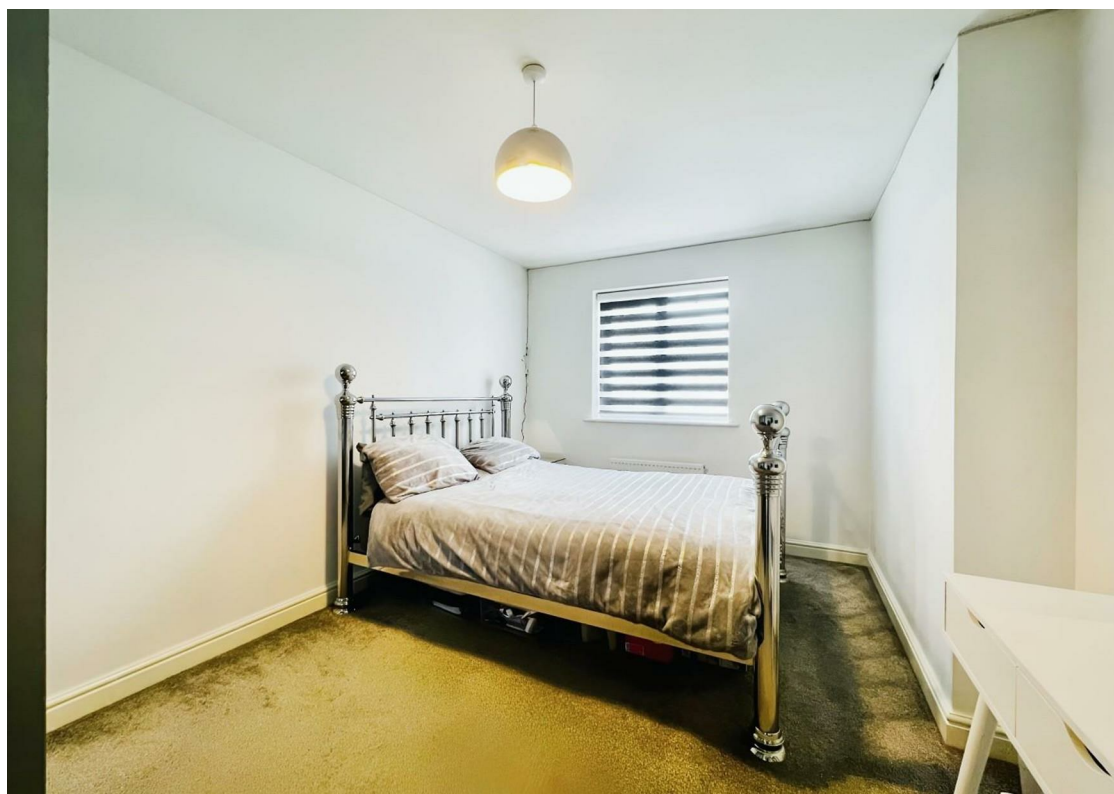
*Hunters are delighted to welcome to the market this substantial detached family home located in a enviable cul-se-sac position within the peaceful Wheatfields development found within Aldington offering un-spoilt leafy green views to the rear. Along with the properties striking façade and double garage, is the huge benefit that its location provides. Rising on the very cusp of the development nestled backing on to established woodland, giving you that almost rural feeling offering plenty of walks, ideal for those growing families. In our opinion, there are few new-style homes that currently offer this type of space and view!*

*As you arrive at the home, you are greeted by a large double garage with plenty of additional parking. There is side access around to the well-kept private rear garden. As you wander into the property, the well kept nature and modern theme is carried throughout. You are welcomed into the entrance hall, note the modern wood flooring through the ground floor that leads you into the separate study at the front of the home, a perfect place to lock yourself away should you need that "work from home space" without compromising any of your bedrooms upstairs! From the hall there is a large and well proportioned family sitting room measuring approx '17'9 x 12'4 of floor space, ensuing that the family can unwind without feeling on top of one another. The room opens up naturally into the homes modern kitchen/diner. The secondary 'hub' of the home - a real wow factor space in our opinion. The kitchen offers a huge array of entertaining space, for those that love to host. From its flexible seating arrangements, to the integrated appliances found within to the French doors that lure you out into the family friendly rear garden, flooding the room with light!*

*The stairs rise from the hall to the landing, where you will discover four generously proportioned double bedrooms, the master is located toward the front of the home, which not only boasts those wonderful views to the green at the front, but offers a modern en-suite shower room & 2 built in cupboards and a further double sliding wardrobe. The large modern family bathroom is located between bedrooms 3 & 4. The large guest bedroom also boasting a further fitted wardrobe again adopts the same position admiring the communal green. The family bathroom is equipped with shower over bath, wash hand basin and W/C servicing the 3 further bedrooms. The hall flows round past the handy airing cupboard leading to the third and fourth bedrooms providing ample space for guests to relax within, found at the rear of the home offering a view into the rear garden and the well established woodland.*

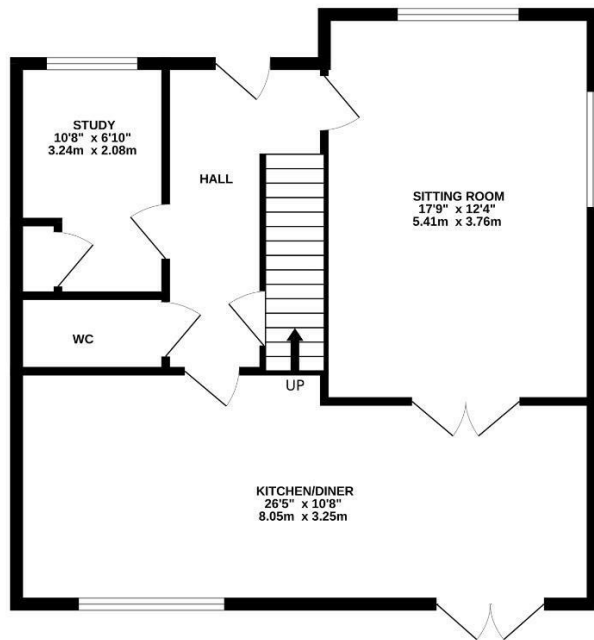
*Externally, the rear garden has been looked after carefully during the vendor's time here, with a family friendly feel. A path runs from the garden gate, leading to a patio area where there had been a hot tub in times gone by! There is already power and lighting which could be utilised for the next owner. There's also the addition of a timber pergola that has provided another space to host and entertain when the weather is warmer, which allows you to enjoy the garden all year round - offering space for a table and chairs whilst the children play on the lawn letting off steam! A generous portion of the garden is laid to lawn and feels extremely private, a perfect space to enjoy the last of the summer evenings. Further to the external space, there is also a double garage which boasts power and lighting, a handy space to get your car off the road. If it's more storage space you need, there's a great pitch to the garage, and also two further storage cupboards at the rear of the garage, outside, further drive & parking for two cars comfortably.*

*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. 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*

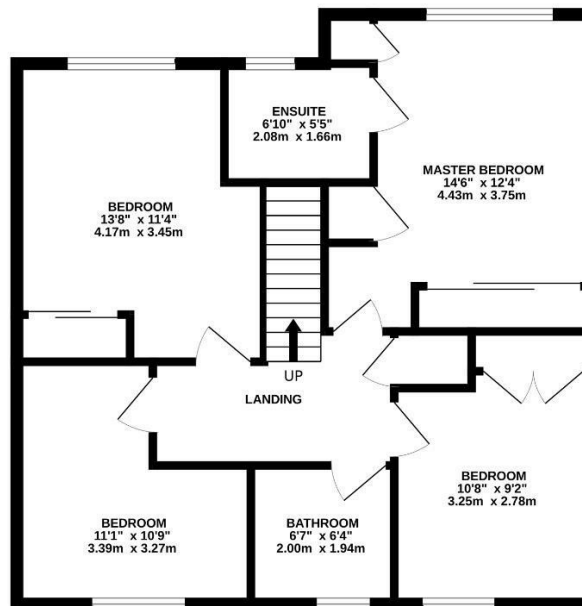




GROUND FLOOR



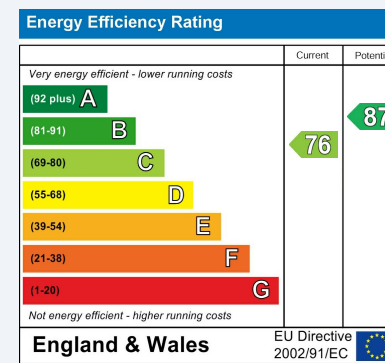
1ST FLOOR



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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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