

**Kestrel Close, Park Farm, Ashford, Kent, TN23 3RB**

**Guide Price £575,000 - £600,000**



- Substantial detached family home
- Off street parking provided by the large driveway
- Modern kitchen/breakfast room with breakfast bar
- Accommodation spanning over 3 generous floors with a choice of 6 bedrooms
- EPC Rating: C (72) Council Tax Band: F

- Situated within a quite cul-de-sac with established green outlook
- Integral double garage with up & over doors
- Separate utility with rear door accessing rear garden
- Principal bedroom boasting en-suite & fitted wardrobes
- Location within walking distance to Furley Park Academy

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# Kestrel Close, Park Farm, Ashford, Kent, TN23 3RB

Guide price: £575,000 - £600,000. A spacious, detached family home within easy walking distance of all Park Farm's amenities and the popular Furley Park Academy, look no further! Perfectly positioned away from the road behind a charming green frontage. This stunning six-bedroom detached home offers a semi-rural atmosphere with its green outlook, while being just a short stroll from everything you need for day-to-day family life.

Located in a highly sought-after area on the edge of Park Farm, this development enjoys a serene woodland backdrop yet is within easy reach of Ashford's high street shops, boutiques, bars, and leisure facilities. Additionally, you'll benefit from high-speed rail connections to London (St Pancras in just 38 minutes) and the Continent (Paris within a couple of hours via Eurostar).

Nestled behind a lush, well-established shrubbery that enhances its seclusion and charm, this home offers an enchanting retreat. The meticulously maintained frontage provides ample parking for multiple cars. As you approach the front door, you'll find it's ready for you to move in—just turn the key! The entrance opens into a large, welcoming hallway that leads into one of the home's many reception rooms. The spacious lounge is bathed in natural light, courtesy of a large picture window at the front 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 features a convenient W/C, an essential for a family home of this size. The kitchen/diner, located at the rear, overlooks the garden, creating a social space where guests can gather. The kitchen, the heart of the home, boasts a wide range of wall and base units, integrated appliances, and sleek, grey, soft-close cabinetry beneath white quartz countertops. The current owners have reconfigured the space to include a breakfast bar—ideal for quick mornings before school. For alfresco dining, simply step through the kitchen's door into the garden. If you prefer a more formal dining experience, a separate dining room at the rear of the house offers a serene view of the green façade lining the path beyond. The ground floor is complete with a utility room, perfect for storing additional appliances, and access to the large double garage with up-and-over doors and also the rear garden.

Upstairs, the staircase from the entrance hall leads to a spacious landing, where you'll find four of the home's six generous bedrooms. The master bedroom, located at the front, features a large en-suite and convenient fitted storage. The adjacent guest bedroom also offers ample floorspace and built-in storage. The family bathroom on this floor serves bedrooms two, three, and four, equipped with a large bath, shower, washbasin, and W/C.

Ascending to the second floor, you'll discover two more large double bedrooms, both offering substantial floor space and natural light from Velux windows. These rooms are perfect for children seeking their own space, providing functional and comfortable living areas.

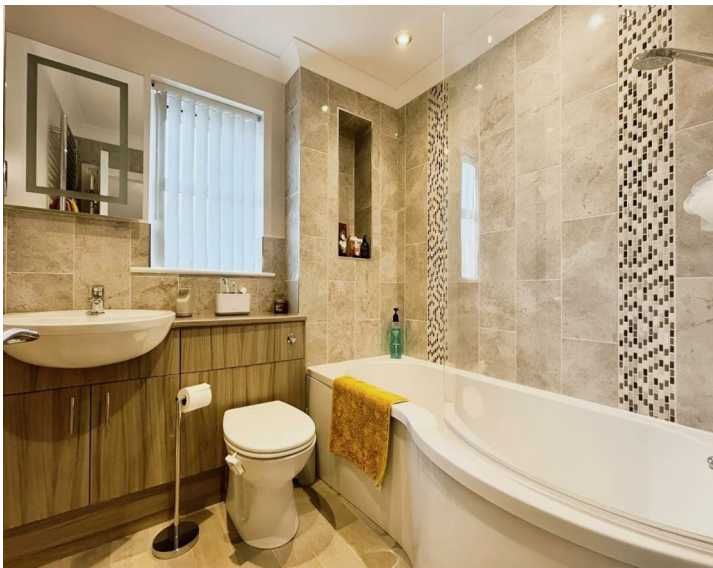
The rear garden, well-maintained and mature, offers a peaceful retreat with a lawned area and a path leading from the rear doors to the boundary. It's an ideal spot for outdoor dining or for those with a green thumb, featuring an established boundary of shrubs and plants. The seller makes us aware that a new boiler has installed recently.

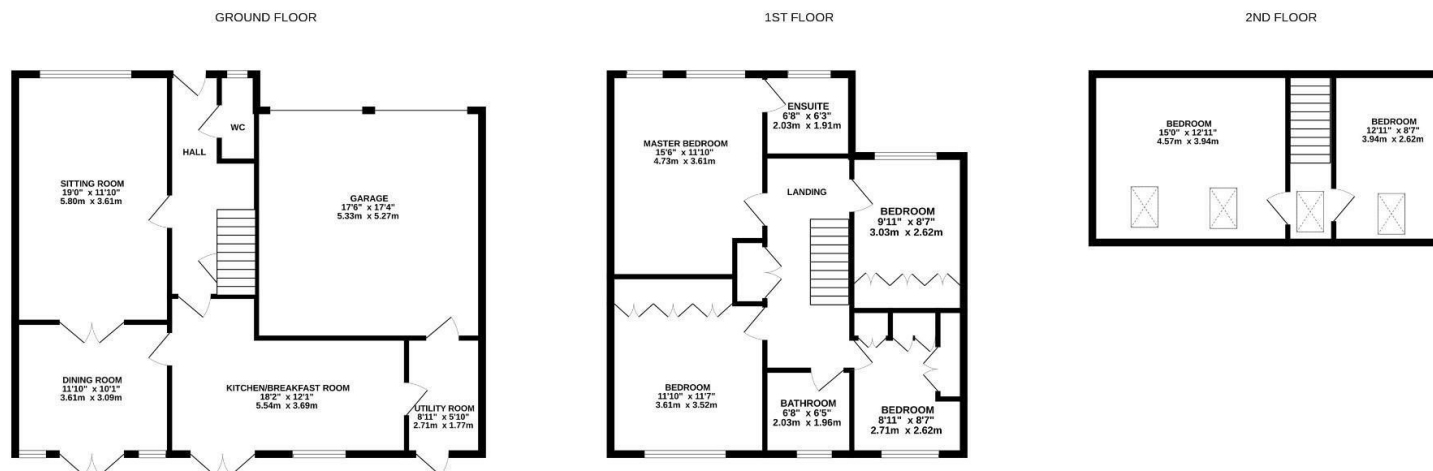
The home is conveniently located near a selection of primary and secondary schools. Park Mall and County Square offer a variety of High Street stores and local independents, while the newly opened Ashford Picture House is perfect for catching the latest films. Shopping enthusiasts will be tempted by the McArthur Glen Designer Outlet, Bybrook and Evegate Barns, as well as direct access via the M20 to Lakeside and Bluewater shopping centres. If you prefer more up market shopping, the Westfield Shopping Centre in Stratford is just a high-speed train ride away from Ashford International.





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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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## Viewings

Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

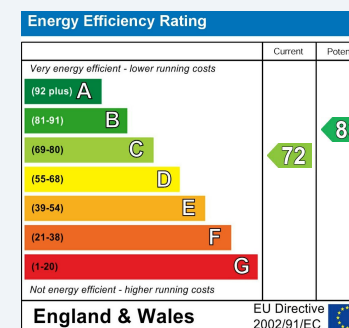
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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