

Julian Smith Lane, Repton Park, Ashford, Kent,
TN23
On or In Excess Of £600,000

Boasting arguably the best plot within the estate, with magnificent rear sun-room with bi-folding doors & 4 Double beds!



Nestled in the well regarded Repton Park Estate, this exceptional detached house on Julian Smith Lane in Repton Park, presents a unique opportunity for discerning buyers, this remarkable property is set in a tranquil no-through road, arguably occupying the best plot within the estate, offering double car port, gated entrance & serene woodland backdrop that enhances its appeal.



As you enter, you will be greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home features a stunning rear sun-room, adorned with full-width bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. A striking skylight floods the area with natural light, creating a warm and welcoming atmosphere. The reception room offers space for the family to unwind, as well as boasting double doors into the rear sun room. The kitchen boasts a separate utility and another set of double doors into that special sun room, which offers a stunning sky-light and bi-folding doors luring you into the rear garden. The kitchen offers integrated appliances as well as a separate utility room.



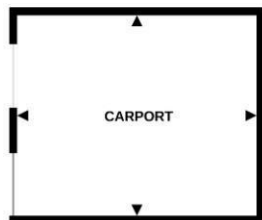
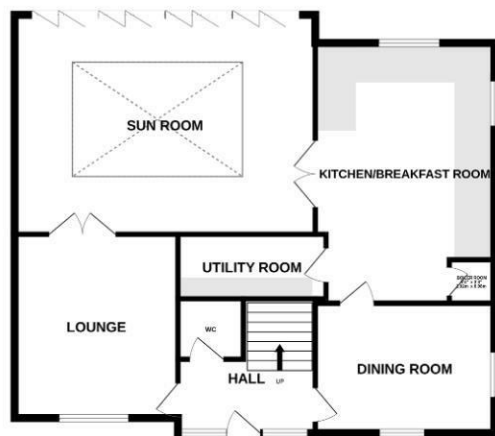
The property boasts four spacious double bedrooms, each designed to provide comfort and privacy. The principal bedroom is particularly impressive, featuring a delightful Juliet balcony that offers a picturesque view of the surrounding greenery, making it a perfect retreat at the end of the day. Additionally, there is a well-appointed family bathroom, ensuring convenience for family and guests alike. With the home offering 4 double bedrooms, there won't be an argument for who gets the bigger bedroom here!



Externally, step outside the bi-folding doors, and find a sunny rear garden, with extensive patio laid, ideal for alfresco dining, as well as a laid to lawn section. Boasting side access on both sides as well as the only double carport and gated access to the front that you'll find in Repton, a truly one off property! This home is further enhanced by its gated access and double car port, providing both security and ample parking. With its prime location and thoughtful design, this property stands out as one of the finest homes in the estate. Whether you are looking for a family residence or a peaceful retreat, this house offers a perfect blend of luxury and comfort. Do not miss the chance to make this exceptional property your new home.

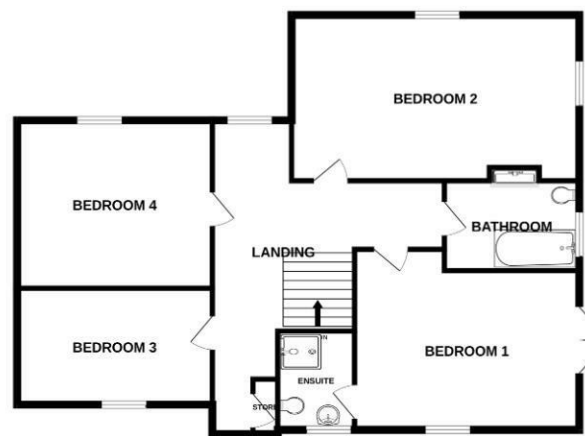


GROUND FLOOR



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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1ST FLOOR



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

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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Viewings. Please contact 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.