



Rowan Close, Godinton

OIRO: £425,000

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A well presented, linked-detached 4 bedroom, family home in a quiet cul-de-sac with field views."



Nestled in the serene cul-de-sac of Rowan Close, Ashford, this substantial link-detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a setting while remaining close to local amenities.

Upon entering, you are greeted by a choice of two generous reception rooms. The large family lounge and dining room features a charming picture window that floods the space with natural light, creating a warm and inviting atmosphere. The kitchen has been thoughtfully upgraded, providing ample wall and base units for all your culinary needs. Beyond the kitchen, a fabulous sun room with sliding doors via the lounge & patio doors from the garden, it's a room you can use year round thanks to that permeant roof that's been installed.

The first floor boasts a spacious landing leading to four well-proportioned bedrooms, ensuring plenty of room for family and guests alike. Each bedroom offers a tranquil space to unwind after a long day. The largest bedroom boasts fantastic views into the adjacent fields.

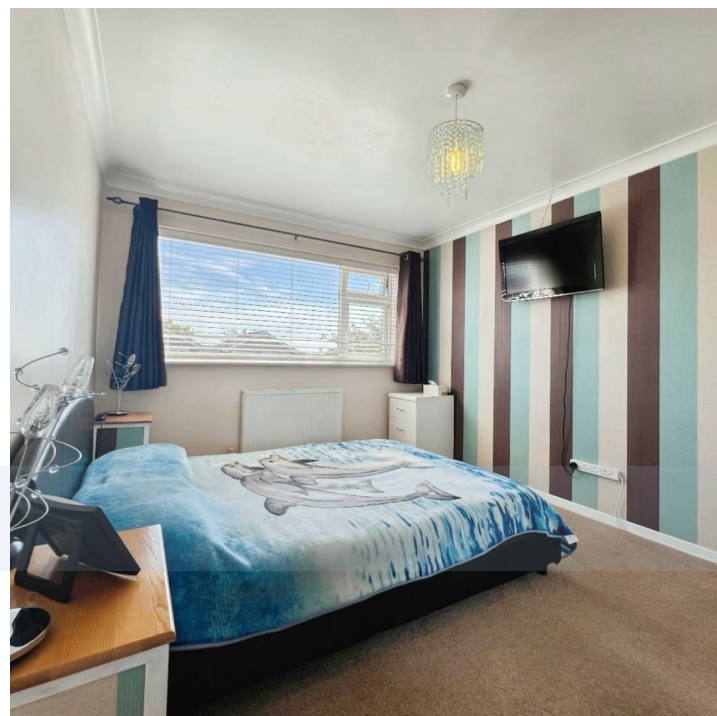
Externally, the property excels with ample parking at the front, complemented by a useful integral garage. Side access leads you to the meticulously maintained rear garden, which is a true highlight of the home. Here, you will find a lush green lawn, a delightful patio area perfect for alfresco dining, and a charming summer house, ideal for enjoying the outdoors.

The location is particularly appealing, situated within the sought-after Godinton area. The quiet cul-de-sac setting ensures a peaceful environment, while being within walking distance to local shops, including a co-op and Waitrose. Godinton Park is located approx 1.5miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co op convenience store. This property is a wonderful opportunity for those looking to settle in a family-friendly neighbourhood, offering both space and a prime location. Don't miss the chance to make this lovely house your new home.

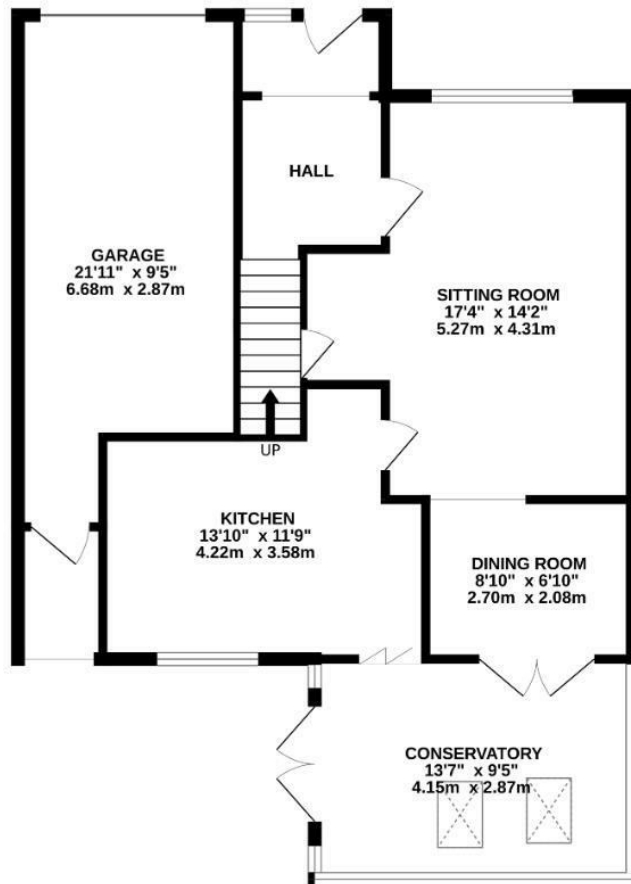


- Well presented, 4 Bedroom Link-detached Family home
- No through road with a green-field backdrop
- Large family bathroom servicing all bedrooms
- Modern kitchen with wall & base units
- Ample off street parking provided as well as integral garage
- Positioned in a quiet cul-de-sac consisting of only 8 homes
- 4 Spacious bedrooms, with generous principal bedroom!
- Fantastic rear sun-room, perfect all year round!
- Well maintained rear garden with summer-house
- EPC Rating: C (73) - Council Tax Band: D

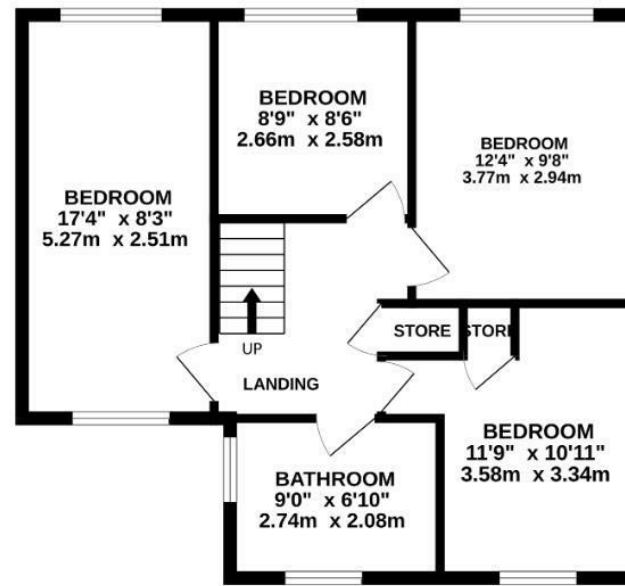




GROUND FLOOR



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 is given 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.

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		
(4-20) G		
	73	84

These particulars are intended to give a fair and accurate 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 disconnection charges for any switched '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.



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