

Woodland Rise, Chilmington Green

Asking price: Offers In Excess Of £385,000



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"A beautifully presented, 3 bedroom semi detached family home, with open-plan living & parking."



Nestled in the highly sought-after area of Chilmington Green, Ashford, this beautifully presented semi-detached house is an ideal home for a growing family. With three spacious bedrooms and two modern bathrooms, this property offers both comfort and style.

Upon entering, you are welcomed into a generous open-plan lounge and dining area measuring '17'4x14'7"' which seamlessly connects to a well-equipped kitchen at the front of the home. The design is both practical and inviting, with a distinctive place to prepare food, dine and relax, finished with patio doors at the far end of the room that allow natural light to flood in, creating a warm and airy atmosphere. The current owners have thoughtfully reconfigured the understairs storage cupboard, providing additional space for all your family's essentials. Finishing the ground floor accommodation well, is the essential downstairs W/C and further storage cupboard.



The first floor features three well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom is particularly impressive, measuring '10'8x8'22' boasting fitted wardrobes and a charming Juliet balcony that overlooks the well-maintained rear garden. This room also benefits from a modern en-suite bathroom, adding a touch of luxury to your daily routine. Both bedrooms 2 & 3 are well sized, with the 2nd bedroom boasting a further Juliet balcony and double doors. Bedroom 3 is a generous single, or home office ideal for those home workers. The modern, full tiled bathroom services bedrooms 2 & 3 allowing you to tackle all that comes with day to day family life.

Outside, the property continues to impress with a beautifully kept rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. A large timber out-building offers versatile space for storage or a workshop, while side & rear access enhances convenience. Beyond the rear gate is where you'll find the allocated 2 spaces.



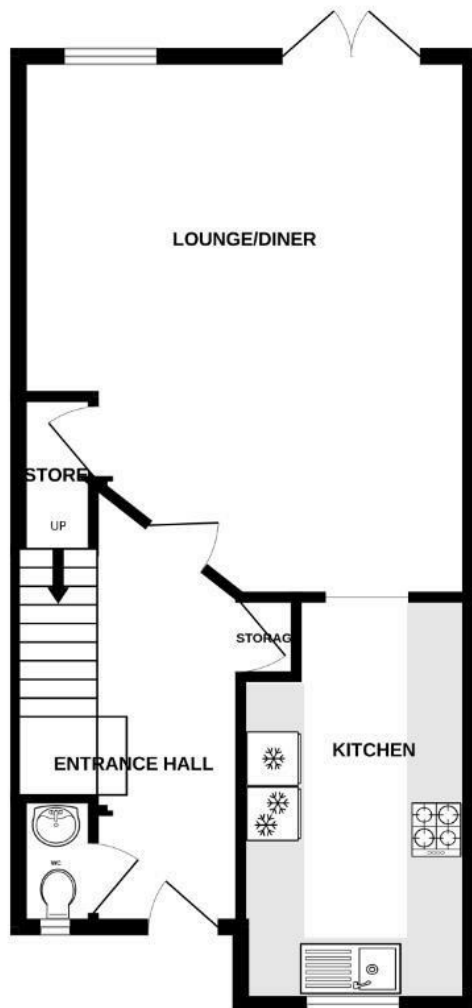
Where is this home?- Located only minutes drive away from Ashford, Chilmington Green offers the perfect location, enjoying the peace and quiet of the countryside whilst making the most of the quick links to London, Europe and the Seaside. The pretty Town of Tenterden is only 9 miles away with its quaint high street, host to an array of vibrant bespoke shops, restaurants and pubs. The home is located within walking distance to the new Chilmington Green primary school which has Ofsted rated Outstanding nursery facilities, and a brand new high tech secondary school opening in September 2024. There will soon be a vibrant market square opening close by, offering an array of shops restaurants and cafes as well as a new Supermarket, doctor's surgery, library, and sports hub.

This delightful home in Woodland Rise is not just a property; it is a sanctuary for family life, combining modern living with thoughtful design in a desirable location. Don't miss the opportunity to make this your new home.

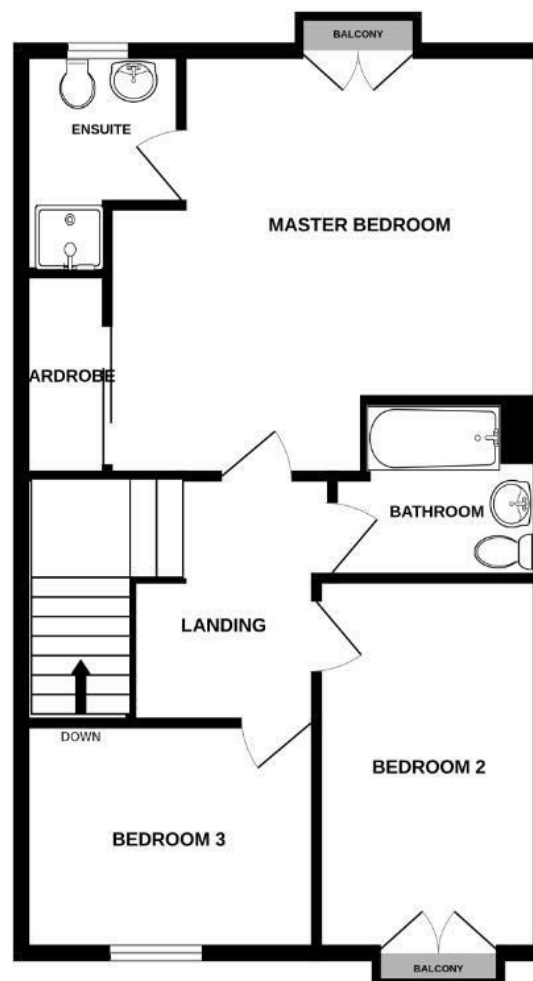




GROUND FLOOR



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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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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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		95
(81-91) B	85	
(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.

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.

