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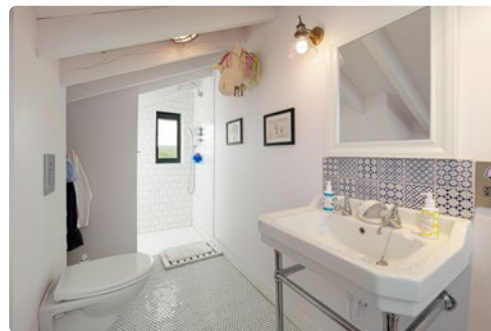
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Lavington House, Naccolt, Brook, Ashford TN25 5NY

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



Lavington House, Naccolt, Brook, Ashford TN25 5NY

- Creatively Extended Period Residence
- 3000 Sq. Ft Of Artistically Designed Accommodation
- Modern Convenience & Original Charm
- Fine Décor & Interior Design
- Five Bedrooms & Three Bathrooms
- Open Plan Living Room & Two Receptions
- Set Within 0.37 Acres Of Grounds
- Splendid Uninterrupted Views Of The Kent Downs

SITUATION:

The property is located on the outskirts of the village of Brook surrounded by stunning countryside, much of which is designated as an Area of Outstanding Natural Beauty. The locality is renowned for excellent opportunities to partake in horse riding, walking and cycling

The picturesque village of Wye sits in an Area of Outstanding Natural Beauty (AONB) with the North Downs as a backdrop. This extremely well-connected village benefits from rail services to Ashford International, Canterbury and London St Pancras International door to door in 51 minutes. The M20 can be easily accessed from both Junctions 9 & 10.

Wye is well served by a range of shops, including a Co-Op, a butcher, a newsagent, and a chemist. The village also benefits from a doctors, a dentist, a physiotherapist and

several pubs, including The Tickled Trout and The Kings Head.

The Lady Joanna Thornhill primary school boasts an Outstanding grading by Ofsted and is the main feeder school to the Wye Free School, along with Spring Grove Primary school. There are a wider selection of secondary schools in both Canterbury and Ashford.

Ashford offers excellent recreational facilities with the Eureka Park (12 minutes) offering a selection of restaurants, including Nandos, Frankie & Bennys, Beefeater and Pizza Hut. The development also includes Bannatyne Health Club & Spa, Cineworld and Travelodge. The McArthurGlen Designer Outlet (18 minutes away) is a major retail attraction. All of this has contributed to Wye being voted among the top places to live in the UK by the Sunday Times in 2013.



DESCRIPTION:

A substantial and exceptionally beautiful, detached property built in the early 1800s but has since been artistically renovated and creatively extended using the highest degree of architecture and attention to detail.

Lavington House now offers approx. 3000 sq.ft of impressively spacious light and airy accommodation which combines character and modern convenience which balance beautifully with the fine joinery and interior design.

The property occupies a generous plot of 0.37 acres of grounds which wrap around the property and include a substantial driveway which leads to an integral garage.

Lavington House has a envious rural setting with incredible, uninterrupted views of the Kent Downs, yet just moments from the village of Wye with its outstanding selection of schools and main line train station which connects with London in less than an hour.

The current owners have restored and enhanced the property using natural materials and clever architectural design which frames the surroundings and embraces a wonderful amount of light and energy.

Exposed beams, inglenook fireplaces and latch key doors flourish throughout the oldest part of the house, whilst the vaulted ceilings, extensive aluminium glazing and modern fixtures are at an abundance within the extension.

The handsome front door leads to a vaulted entrance hall with boot room and quirky cloakroom, polished resin floors lead directly onto a full height reception room, currently used as a snug with a double-sided modern wood burning stove.

To the left there is a striking open plan family room which has been designed to frame the splendid views through the sliding doors which span almost the full length of the

extension. There are exposed rafters which add a depth of character, whilst the double-sided wood burning stove is enjoyed by the relaxed seating area.

The kitchen has been designed and fitted by the Shaker Kitchen Company and combines an array of floor units finished with quartz work tops, integrating a butler sink and Bosch dishwasher, there is a large solid wood island with built in storage and breakfast bar seating.

The kitchen is further enhanced by a utility room and traditional style pantry.

The dual aspect sitting room is in the oldest part of the property and has rich wooden beams, exposed brick work and an inglenook fireplace with a large wood burning stove nestled beneath an oak bressummer.



To the first floor there are five bedrooms and three bathrooms, the main bedroom has a vaulted ceiling with pale painted rafters, the extensive privacy glazing offers a Juliet balcony which takes in the elevated views whilst there is a large dressing room and luxury ensuite bathroom with free standing bathtub and walk in electric shower.

There are two bedrooms which share a modern shower room with WC and basin, whilst in the opposite wing, there are two more bedrooms and a traditional style bathroom with free standing bath tub, separate shower, basin and WC.

A 170 sq.ft cellar provides additional storage in addition to the eaves on the first floor.

OUTSIDE:

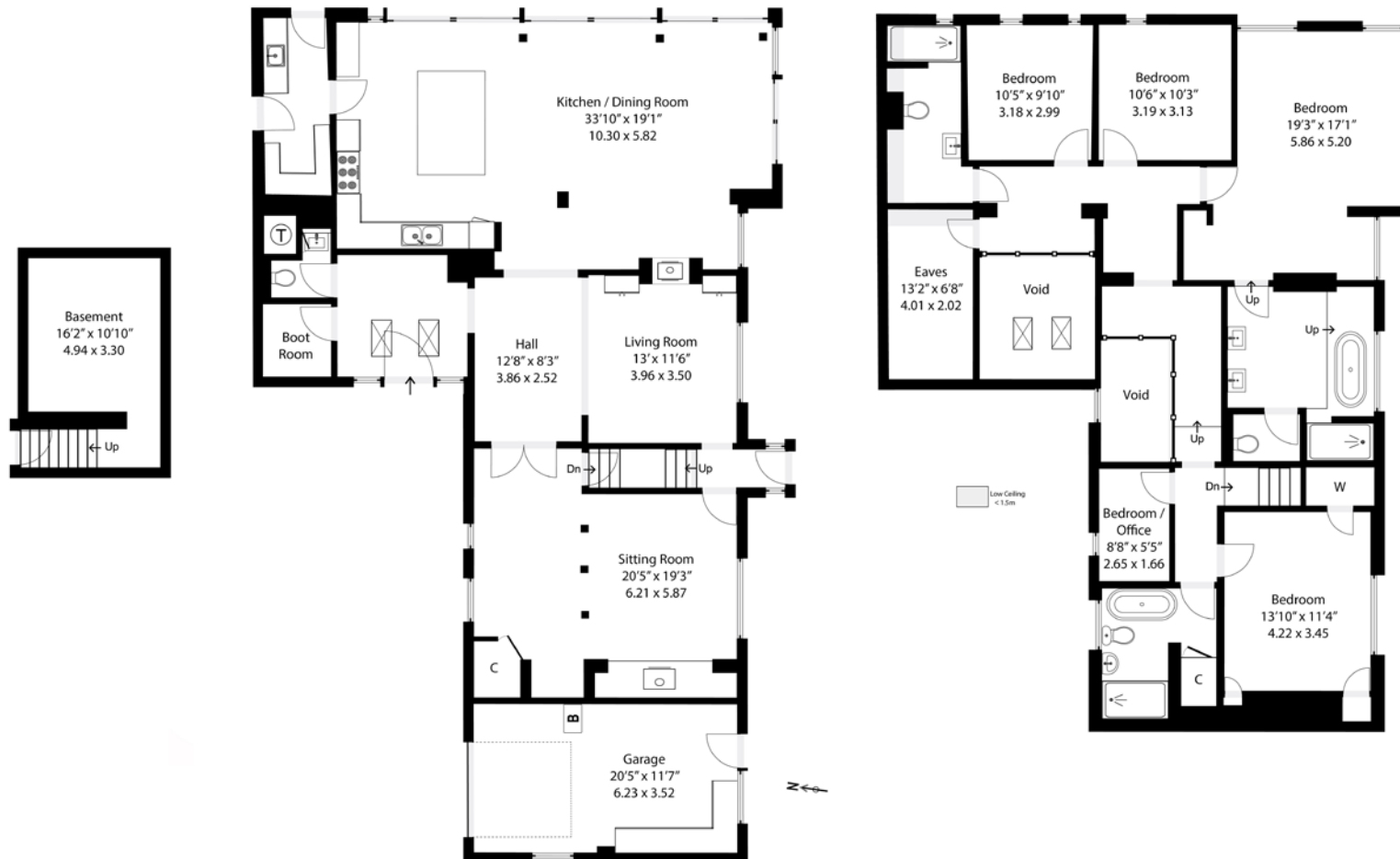
The gravelled driveway provides parking for several cars and leads one to an integral garage whilst also providing an EV point and access directly into the utility room and pantry area which is perfect for bringing in shopping.

Lavington House occupies 0.37 of an acre and is bordered by fencing and mature hedging, it is mainly laid to lawn with a few mature trees and several outbuildings. There is a raised decked seating area which benefits from evening sunshine and glorious views of the Kent Downs.









TOTAL FLOOR AREA: 3184 sq. ft (289 sq. m)
 HOUSE: 2949 sq. ft (274 sq. m)
 GARAGE: 235 sq. ft (15 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Air source heat pump & oil fuelled heating
 Private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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