



FOUNDATION

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6 South Lea, Kingsnorth, Ashford TN23 3EH

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS



Freehold



## 6 South Lea, Kingsnorth, Ashford TN23 3EH

- Four Bedroomed Detached residence
- Multiple Receptions & Conservatory
- Open Plan Living Areas
- Kitchen With Integrated Appliances
- Heated Outdoor Swimming Pool
- Several Outbuildings For Home Gym & Games Room
- Village Location Close To The Popular Town Of Ashford
- High Speed Links To London

### SITUATION:

Kingsnorth Village is a highly sought-after area known for its blend of convenience and community charm. The village offers an array of local amenities, ensuring that everyday essentials are just a short stroll away. Families will appreciate that the property is situated within the catchment area for well-regarded local schools, with several primary schools easily accessible on foot. For commuters, the location is ideal, as the vibrant Ashford town centre and the Ashford International Station are only a brief 5-10 minute drive away. The station provides a frequent high-speed rail service, whisking passengers into the heart of London in just 37 minutes, making Kingsnorth Village perfect for those seeking a balance between rural tranquillity and urban connectivity.

Ashford offers an excellent range of recreational and shopping amenities, with a bustling High Street and several good nearby retail outlets including the McArthur Glen Designer Outlet Centre, which is currently

undergoing an exciting new expansion. The property is also conveniently located for the M20 motorway network, which provides a road connection to London and the coast, whilst the William Harvey Hospital is also less than two miles away.

Nearby Conningbrook Lakes offers sailing and water sports, whilst Ashford is surrounded by some wonderful countryside with an abundance of footpaths and bridleways, ideal for those who enjoy outdoor pursuits.

The cathedral city of Canterbury is just 15 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a wide array of High Street brands, a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury also has an excellent choice of educational amenities, ranging from grammar schools to well-regarded private schools and three universities.





**DESCRIPTION:**

Welcome to this stunning four-bedroom detached house, nestled in a tranquil cul-de-sac in the highly sought-after village of Kingsnorth. This home offers a perfect blend of comfort, space, and modern living, making it an ideal sanctuary for families.

As you step inside, you're greeted by a bright and airy atmosphere that flows throughout the house. The ground floor features a spacious lounge, complete with an inviting open fireplace—perfect for cozy evenings.

The fully fitted kitchen, equipped with modern appliances, seamlessly connects to an open-plan dining area, providing the ideal setting for family meals and entertaining. Adjacent to this is a beautiful conservatory that floods the space with natural light, offering a peaceful retreat with views of the garden.



The property includes two generously sized bathrooms, ensuring comfort and convenience for all family members, alongside a practical ground floor WC. The four bedrooms are well-proportioned, providing ample space for rest and relaxation.

Outside, the property truly excels. The expansive rear garden is a haven of tranquility, featuring a large heated swimming pool surrounded by a spacious poolside patio—perfect for summer gatherings or unwinding after a long day.

The garden also includes a substantial outbuilding, which currently houses a games area with pool table but offers endless possibilities, such as a home office, studio, or gym.

Located in the heart of Kingsnorth village, this home benefits from a strong sense of community and excellent local amenities, including schools, shops, and leisure facilities. The area boasts superb transport links, with easy access to major motorways and the Ashford International rail station, making commutes and travel a breeze.

This property is not just a house; it's a place where you can create lasting memories. Don't miss the opportunity to make it your own.

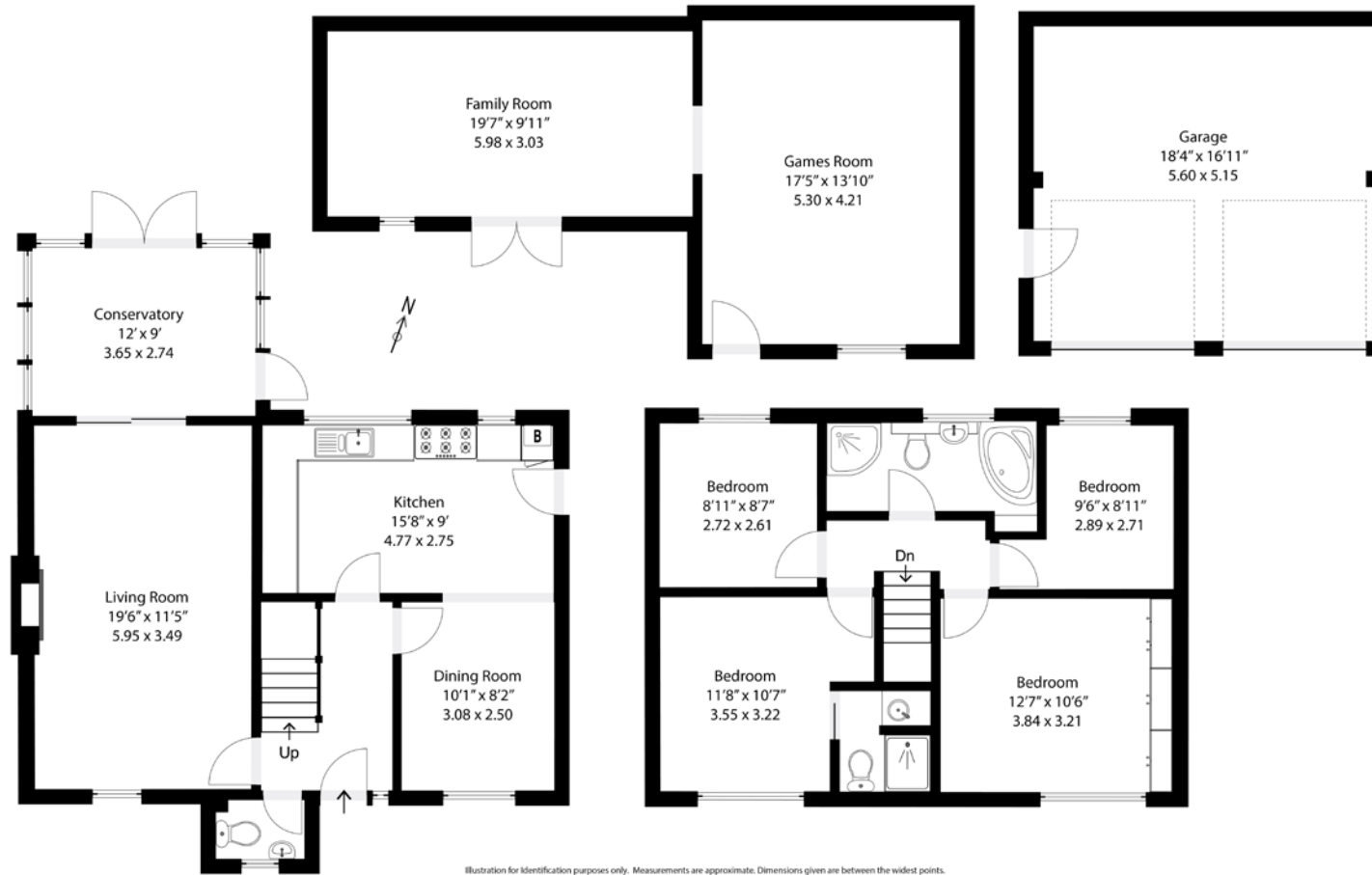


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1983 sq. ft (184 sq. m)  
 HOUSE: 1232 sq. ft (114 sq. m)  
 OUTBUILDINGS: 751 sq. ft (70 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 All services are mains connected

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