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The Haywain, Lakeview Gardens, Chilmington Green, TN23 8AW

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

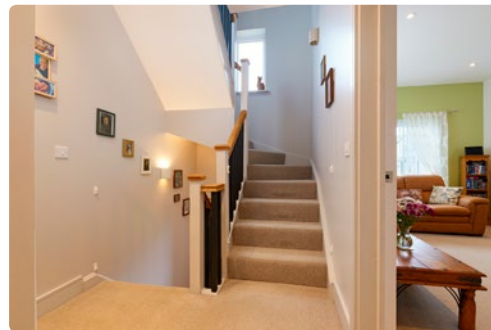




Freehold

## The Haywain, Lakeview Gardens, Chilmington Green, TN23 8AW

- Detached Modern Town House
- Over 1300 Sq.Ft Set Over Three Floors
- Open Plan Kitchen Dining Room
- Separate Sitting Room With Juliet Balcony
- Three Bedrooms & Two Luxury Bathrooms
- Landscaped Rear Garden With Extended Patio
- Driveway & Detached Pitched Garage
- Lovely Views & Superb Sunsets



### SITUATION:

Chilmington Green is a large new garden community on the south-west edge of Ashford, being developed with thousands of new homes alongside schools, shops, healthcare, and extensive green spaces. Recreation is a key feature, with parks, play areas, sports pitches and a planned country park, complemented by easy access to Ashford's wider leisure centres, woodland walks and countryside routes.

Education provision includes new on-site primary schools and a modern secondary school, with additional grammar, comprehensive and further-education options available across Ashford.

Transport links are strong, with nearby access to the A28 and M20 motorway, and Ashford International station offering high-speed rail services to London in 38 minutes, Bus services, cycleways and pedestrian routes are being introduced in phases to link

Chilmington Green with Ashford town centre and surrounding areas.

Nearby towns and villages such as Wye, Tenterden and Chilham add historic character, local amenities and rural charm to the wider area. The charming and historic Cinque Port town of Tenterden is just a short drive away, with its broad, tree-lined High Street offering a selection of shopping facilities, including many small boutiques and antique shops, as well as craft shops, book shops and various banks, side by side with larger national retailers..

The Channel Tunnel terminal at Folkestone (16 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (24 miles) also provides regular ferry crossings to the Continent.



#### DESCRIPTION:

A detached, modern three-bedroom townhouse enjoying enviable lake and sunset views and offering over 1,300 sq. ft. of versatile living accommodation, in addition to a detached pitched-roof garage, which could offer either a home gym or workshop.

Built in 2021 as part of the highly regarded Chilmington Lakes development, the property was designed with a strong emphasis on light and energy efficiency, featuring floor-to-ceiling windows, high ceilings and generous open-plan living spaces. The current owners have further enhanced the home with tasteful, creative décor and a beautifully landscaped rear garden, complete with an extended patio area and raised beds.

Every effort has been made to ensure the property is exceptionally energy-efficient, with high levels of insulation, double glazing, zoned central heating and low-energy lighting. These features not only help to keep running costs to a minimum but also

contribute to a reduced environmental footprint.

The front door opens into a spacious entrance hall with a coat area, storage cupboard and cloakroom. To the right is an impressive open-plan living space, which flows seamlessly onto the rear garden via French doors. There is ample room for both relaxing and dining, while the kitchen is fitted with a comprehensive range of wall and base units, integrating a double oven with microwave, grill and steam option, induction hob, dishwasher and fridge freezer, the majority of which are Bosch appliances. An artistically painted balustrade leads to the first floor, where there is a generous sitting room featuring a Juliet balcony.

To the front of the property is a double bedroom, adjacent to the main family bathroom, which comprises a bath, basin, WC and separate shower.

The second floor offers two further bedrooms, both with fitted wardrobes. The principal bedroom benefits from a Juliet balcony and a stylish en-suite shower room.

#### OUTSIDE:

The rear garden has been thoughtfully landscaped by the current owners, featuring an extended patio area that wraps around to the newly added garage door. The garden is mainly laid to lawn and bordered by raised sleeper flower beds. To the front of the property there is off-road parking for two vehicles, in addition to the detached pitched-roof garage with electric door.

#### AGENTS NOTE:

A management fee of £500 is payable annually.

A Harvey water softener system has been installed in the property.

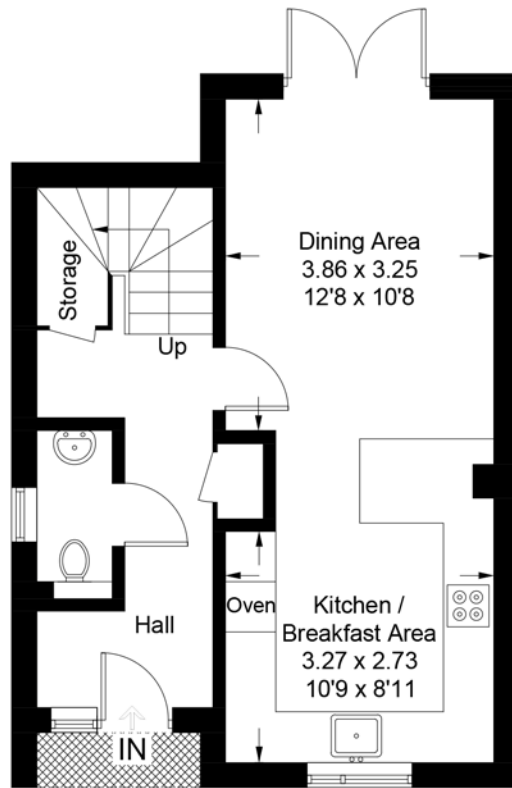




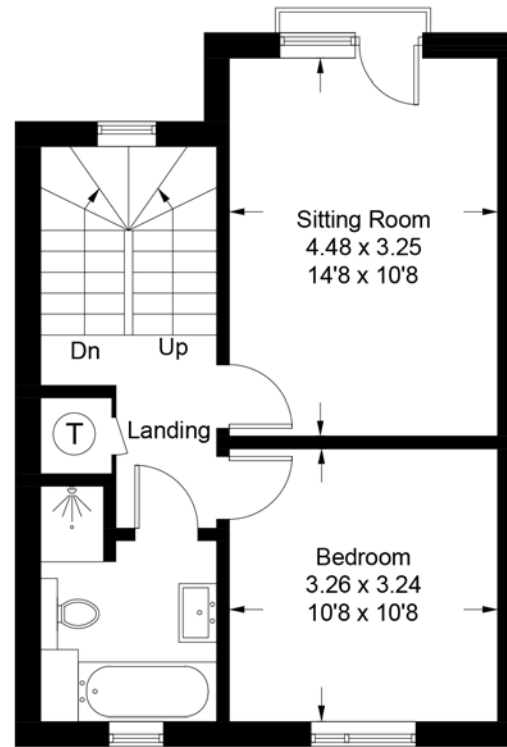




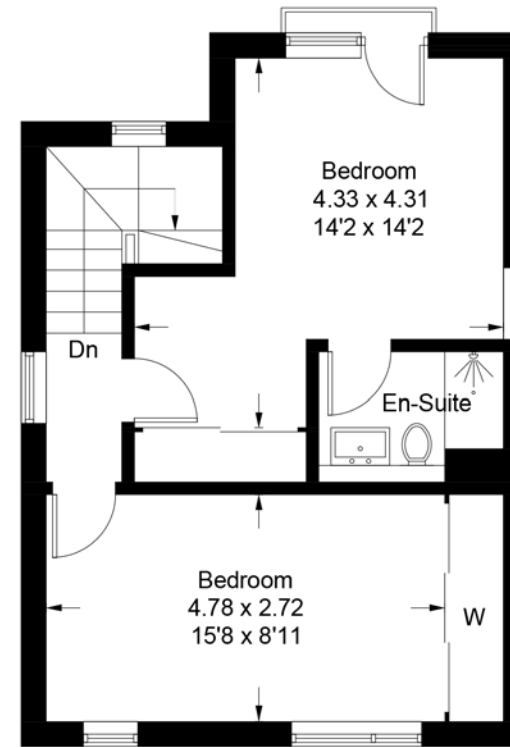




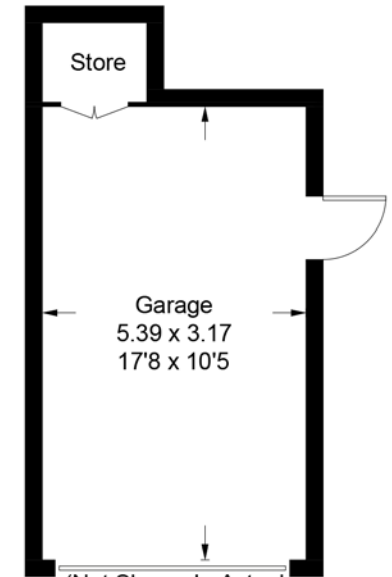
**Ground Floor**  
39.6 sq m / 426 sq ft



**First Floor**  
40.8 sq m / 439 sq ft



**Second Floor**  
40.8 sq m / 439 sq ft



**Outbuilding**  
(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1501 sq. ft (139 sq. m)  
HOUSE: 1304 sq. ft (121 sq. m)  
GARAGE: 197sq. ft (18 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All services are mains connected  
Service charge of £500 per annum

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