

SJM

Steven J Moore

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ESTATE AGENTS

CHERRIES

DICKSONS BOURNE | ALDINGTON | ASHFORD | TN25 7AH



WWW.STEVENJMOOREESTATEAGENTS.CO.UK

'STUNNING UNIQUE 4/5 BEDROOMED PROPERTY

IN GLORIOUS KENT COUNTRYSIDE'

ACCOMMODATION

LOWER GROUND FLOOR

- BASEMENT •

GROUND FLOOR

- ENTRANCE HALL • FAMILY AREA • STUDY/BEDROOM • DOWNSTAIRS CLOAKROOM •
 - UTILITY/LAUNDRY ROOM • PANTRY • BEDROOM THREE • BEDROOM FOUR •
- FAMILY BATHROOM • 'SMALLBONE' KITCHEN/BREAKFAST ROOM • DINING AREA •
 - SITTING ROOM •

FIRST FLOOR

- MASTER BEDROOM SUITE WITH WALK IN WARDROBE AND ENSUITE • BALCONY •
 - READING AREA • BEDROOM TWO WITH ENSUITE •

OUTSIDE

- WORKSHOP • TWO SHEDS • COVERED STORE • TRIPLE GARAGE • SINGLE GARAGE •
 - GREENHOUSE • GARDEN POD •

PROPERTY

Standing in around three acres (T.B.V) Cherries is a stunning unique 4/5 bedroomed detached house in glorious Kent countryside and yet with the convenience of being walking distance of the lovely village of Aldington offering good local facilities.

The property was built to the current owners exacting standards and design in 2004 and remains in excellent order and includes contemporary features being incorporated into bespoke properties being built today, such as central Vac system, ground source heat pump, solar panels, under floor heating even in the basement which also has wiring for a home cinema.

Extending to an impressive 4234 sq ft the property has wonderful double height glazing to an extremely spacious central family area, a great focal point to the home entered via a grand hallway and then leading onto a handmade solid 'Smallbone' wooden kitchen/breakfast room with granite worksurfaces, double oil AGA with electric companion and island. Beyond you will find a 32'7" sitting room with a high vaulted ceiling again with feature glazing, in addition the ground floor provides a large study





'BEAUTIFULLY MAINTAINED GARDEN'S

WITH NUMBER OF OUTBUILDINGS AND TRIPLE GARAGE'

with walk in cupboard which can be used as a double bedroom and room to create an en-suite if desired, utility/laundry, cloakroom, two bedrooms with shared bathroom including bath and separate shower. Stairs lead from the family area to a huge basement games room originally designed as a cinema room but could easily be a large office space.

A sweeping staircase takes you to a mezzanine reading area overlooking the family area and leads to the master suite with balcony enjoying countryside views, en-suite with Japanese bath separate shower together with dressing room, a further suite has a generous bedroom with en-suite shower.

Outside the beautifully maintained gardens of approx. 1.5 acres (T.B.V) include a vast drive via electric gates leading to a triple garage block with electronic doors, further single garage and a number of useful outbuildings together with a quality Victorian style greenhouse. Sweeping lawns are complimented by a wealth of mature trees and shrubs, a water feature area would be an ideal site for a swimming pool, vegetable garden, wild flower area and pond. There is adjacent land also of around 1.5 acres (T.B.V) surrounded by woodland ideal for sheep or perhaps a pony and is completely private.

**OFFERED WITH NO ONWARD CHAIN!
VIEWING IS ESSENTIAL!**

LOCATION

The property is situated in the sought-after village of Aldington, set within a beautiful rural area. Aldington boasts a desirable primary school, village store/post office and popular Walnut Tree Pub. The nearby market town of Ashford offers supermarkets, schools, leisure facilities, cinemas and restaurant complex, Designer Shopping Outlet and Ashford International Station with High Speed Rail link to St Pancras, London (journey time 37mins). The popular coastal town of Hythe and the historic city of Canterbury are also just a short drive away.

SERVICES

Ground Source Heat Pump, Mains Water, Private Drainage, Mains Electricity and Solar Panels. Oil fired Aga.

COUNCIL TAX BAND

Council Tax Band G

DIRECTIONS

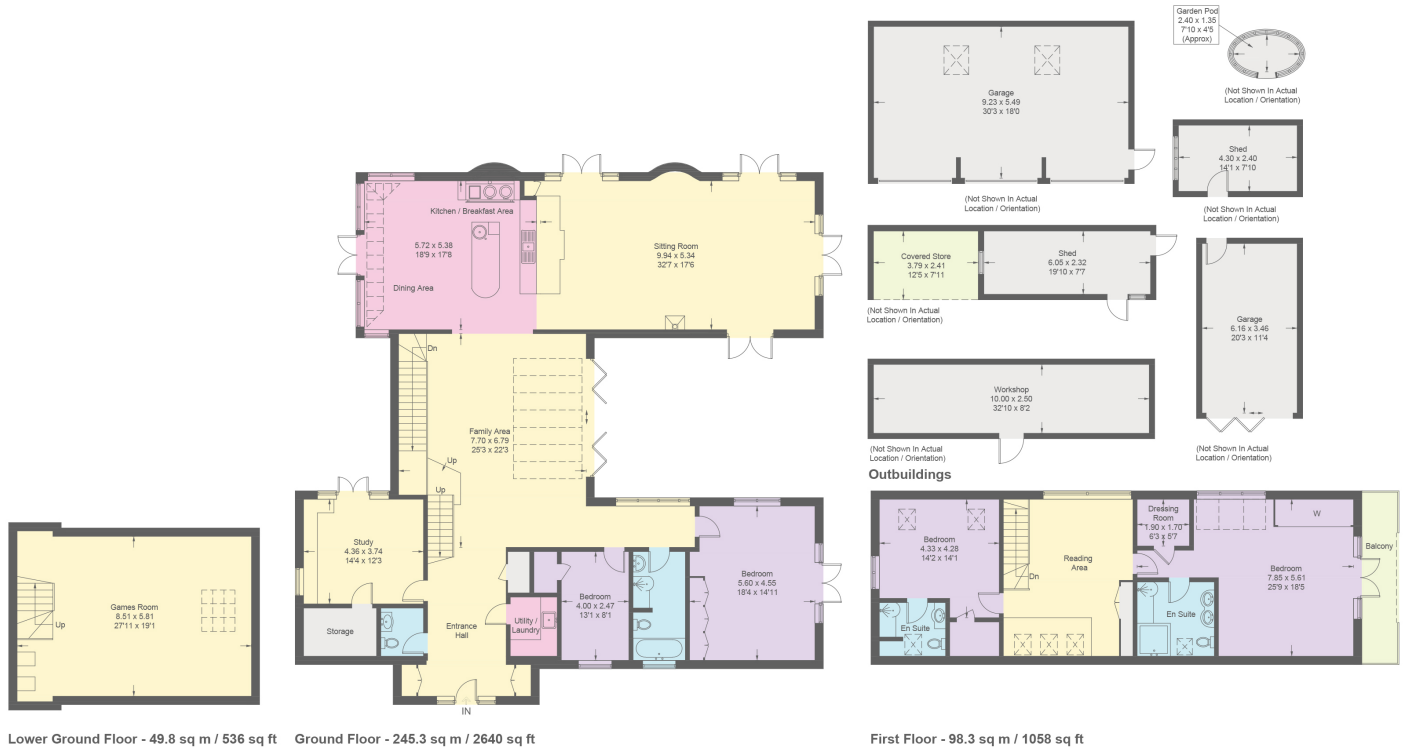
Please call our office for directions to the property.







Cherries, Dicksons Bourne, Aldington, Ashford



Approximate Gross Internal Area = 393.4 sq m / 4234 sq ft
 Outbuildings = 124.0 sq m / 1335 sq ft
 Total = 517.4 sq m / 5569 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1304229)
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