



Barrow Hill

Sellindge Ashford TN25 6JR

- Detached 1920s Family Home
 - Set On A Generous Plot
- Kitchen & Separate Dining Room
 - Shower Room
- Large Garage & Ample Off-Road Parking
- Three Bedrooms
- Sitting Room With Open Fire
- Impressive Rear Conservatory
 - Substantial Rear Garden
- Rural Village Location

Asking Price £395,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom detached family home located in the semi-rural village of Sellindge. Thought to date back to 1929, the property offers well-proportioned accommodation comprising a front porch, reception hall, a sitting room with an open fireplace, a dining room, a fitted kitchen, and a large conservatory to the rear, while to the first floor are the three bedrooms and a modern shower room. The property is set on a generous plot affording a large garden to the rear, a double garage and a tarmac driveway to the front and side providing ample off-road parking. An early viewing of this desirable family home comes highly recommended.

Located in the heart of the village of Sellindge which has a convenience store and primary school and the market town of Ashford under twenty minutes away by car, the town having a wide array of shopping facilities as well as Ashford International train station which offers high speed rail services to London St Pancras taking less than forty minutes. The pretty coastal town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone and Ashford. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Front Porch

With UPVC double glazed windows and front door, recessed spotlight, wood effect vinyl flooring, coat-hanging space, feature arched internal UPVC front door with frosted double glazed panel, opening to reception hall.

Reception Hall 12'2 x 7'5

With stairs to first floor, coved ceiling, heating thermostat, radiator.

Sitting Room 14'3 (max into bay) x 13'7

With front aspect bay window with UPVC double glazed windows, open fireplace with wooden mantel and surround, decorative tiled slips and granite hearth, two wall light points, coved ceiling, radiator, open archway through to dining room.

Dining Room 11'11 x 11'

With large rear aspect UPVC double glazed window and sliding door opening to conservatory with garden view, coved ceiling, radiator, door to kitchen.

Kitchen 11' x 9'1

With rear aspect UPVC double glazed window looking through conservatory to garden, UPVC double glazed door opening to conservatory, fitted kitchen comprising a range of light wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring ceramic electric hob with pull-out extractor over, fitted high level electric oven with matching microwave oven over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, understairs pantry cupboard with UPVC frosted double glazed window and fitted shelves, frosted glazed panel door through to reception hall, tile effect vinyl flooring, radiator.

Conservatory 24'6 x 13' (max)

Of brick base construction with UPVC double glazed windows over looking onto garden, rear aspect French doors opening to patio and further external doors to both sides, pitched polycarbonate roof with two roof hatches, wall light point, wall-mounted tap, wood effect laminate flooring, two wall-mounted electric heaters, UPVC double glazed personal door to garage.



Garage 24'10 x 14'1

With electric up and over garage door, fitted workbench, wall-mounted tap, rear aspect UPVC double glazed window looking onto garden, power and light.

First Floor:

Landing

With bespoke wooden steps to loft hatch, side aspect UPVC double glazed window, coved ceiling.

Bedroom 14'9 (max into bay) x 12'11

With front aspect bay window with UPVC double glazed windows looking onto garden and driveway, airing cupboard housing hot water cylinder, Heatrae Sadia electric boiler, heating control panel and fitted shelving, fitted wardrobes, wall-mounted store cupboards and over-bed reading lights on dimmer switches, radiator.

Bedroom 11'11 x 11'

With rear aspect UPVC double glazed window looking onto garden, feature fireplace, picture rail, radiator.

Bedroom 9'1 x 7'6

With rear aspect UPVC double glazed window looking onto garden, feature fireplace, coved ceiling, radiator.

Shower Room 7'4 x 6'

With UPVC frosted double glazed window, large quadrant shower cubicle with Triton electric shower, vanity unit comprising wash hand basin with mixer tap over set into shelf with store cabinets under and WC with concealed cistern to side, matching wall-mounted store cabinets and fitted mirror with downlighter and shaver point over, fully tiled walls, vinyl flooring, chrome effect heated towel rail.

Loft Space 21'1 x 11'5

A large loft space which could make an ideal

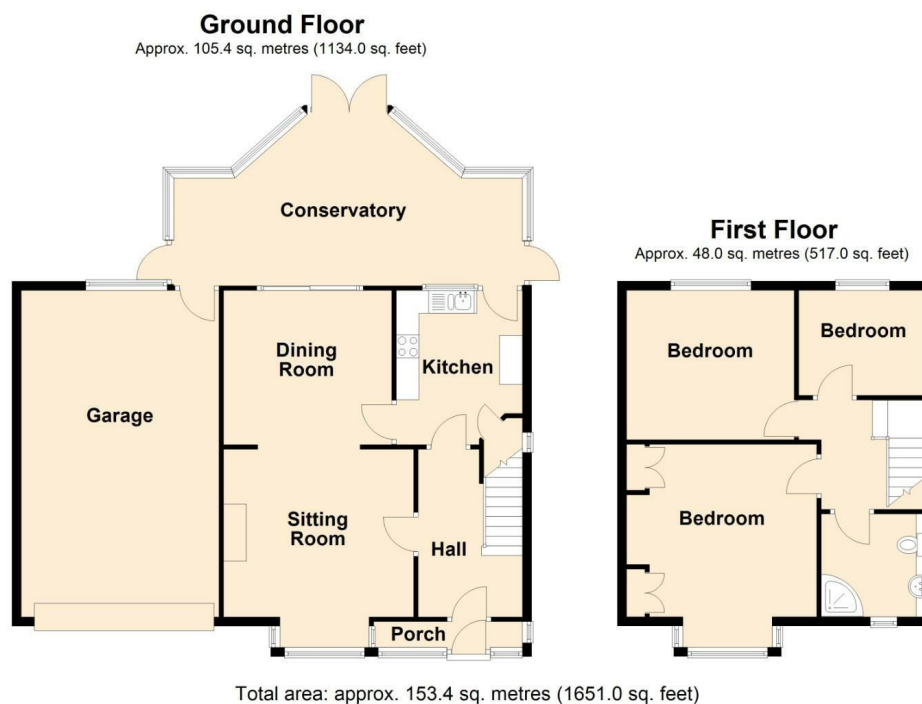


hobby room, with two Velux windows with fitted blinds, access to eaves storage space, power and light.

Outside:

The property boasts a large front driveway laid to tarmac, providing off-road parking space for multiple vehicles and access to the attached garage. The front garden area has been laid to lawn with a shrub border and evergreen hedging to the front providing privacy. There is a water butt and an outdoor light over the garage door; to the side of the property wooden double gates open to a further tarmac area which would be an ideal space for a caravan or motorhome if required. To the rear of the property by the conservatory is a large paved patio, a water butt and two large former carp ponds which are no longer in use. The generous rear garden is laid mostly to lawn with a mature shrub border to one side. To the rear are two garden sheds (one now in need of replacing),





Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	21	36
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.