Forest Avenue, Orchard Heights, Ashford, Kent, TN25 4GB

Offers In Excess Of £500,000



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Spread across three floors and offering five bedrooms, two reception rooms and the kind of adaptable accommodation modern families crave, this is a home designed to evolve alongside the people living in it. Positioned at the end of a peaceful cul-de-sac within the highly regarded Orchard Heights development, it enjoys that increasingly rare combination of convenience and community, many residents have been here long enough to watch the area grow around them. It's easy to see why, backing onto woodland, creating a peaceful setting for growing families. To the front, the property benefits from a large driveway providing parking for several vehicles, ideal for growing families and visiting guests alike. Upon entering, a welcoming entrance hall provides access to a versatile study/home office, created by the current owners, perfectly suited for modern working arrangements without compromising bedroom space.

Ground floor: The accommodation arrangement feels natural and practical, allowing each room to retain its own identity whilst still working together as part of the wider home. It's a layout that flows effortlessly and reflects careful design rather than simple square footage. Behold, the kitchen/diner, here, for many buyers, this will be the room that seals the deal. Well-equipped with extensive storage, generous work surfaces and space for appliances, it's a space built around real life rather than showroom photographs. Everything sits exactly where you want it, making busy mornings, family dinners and weekend entertaining equally effortless. The place where breakfasts begin, homework gets tackled, plans are made and stories are shared. To the rear of the home, is the superb family living room, measuring approximately 19'9 x 16'3.

Benefiting from triple-aspect windows and garden access, this spacious reception room enjoys an abundance of natural light throughout the day while providing delightful views over the garden and woodland beyond. The first offers four generously sized bedrooms and a contemporary family bathroom. The guest bedroom enjoys fitted double wardrobes and the benefit of an en-suite shower room, while the remaining bedrooms are served by the modern family bathroom complete with bath, shower over, wash hand basin and WC. **Second floor**, Occupying the entire top floor is the impressive principal suite, creating a private retreat away from the main family accommodation. This spacious bedroom features useful storage, two Velux windows and a stylish en-suite shower room, providing comfort and practicality in equal measure. **Outside**, the rear garden is a particular feature of the home. Predominantly laid to lawn with a small tier, a variety of established plants and shrubs, it enjoys a lovely backdrop overlooking Lodge Woods, creating a peaceful and private environment. Residents can take advantage of numerous nearby walking routes through the surrounding woodland, including the popular Godinton House Estate and The Warren, making this an ideal setting for families, dog owners and those who enjoy the outdoors. Orchard Heights remains one of Ashford's most desirable residential developments, renowned for its family-friendly atmosphere, green open spaces and convenient access to everyday amenities. The area offers a wonderful balance between town and countryside living, with woodland walks, children's play areas and excellent schooling all close at hand. The recently opened Repton Manor Primary School is within easy walking distance, while Junction 9 of the M20 can be reached in under five minutes by car, making the property particularly attractive to commuters. Ashford International Station and the town centre are approximately ten minutes away, providing fast connections to London and the wider South East. A range of amenities including Waitrose, The Range, local shops, healthcare facilities and regular bus services are all easily accessible.

- Substantial, Detached, 1,500sqft 5 Bedroom Family Home over 3 floors
- Driveway to front of the home offering ample parking for 4 cars
- A lovely, secluded and private rear garden backing onto established Woods
- Generous family sitting room (previously converted garage)
- Maintenance fee £196.03approx - 1 Annual payment
- Sought After Orchard Heights Location (Quiet cul-de-sac)
- Offering a special principal bedroom with En-suite shower room
- Spacious open-plan kitchen/diner, with side access & dual aspect windows
- EPC Rating: C (72) Council Tax Band: F
- Situated within a quiet residential area within Orchard Heights













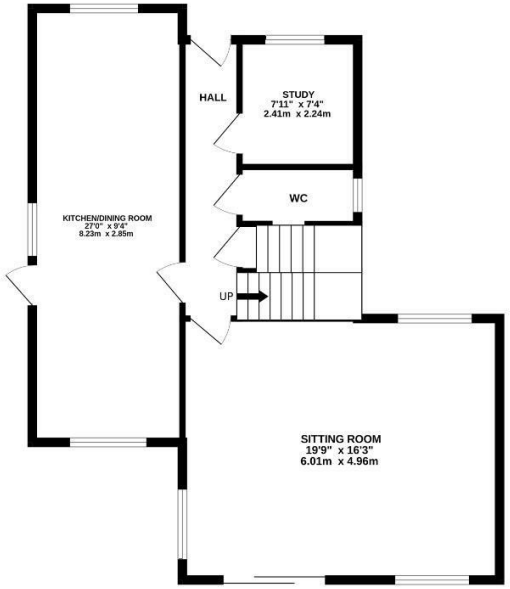




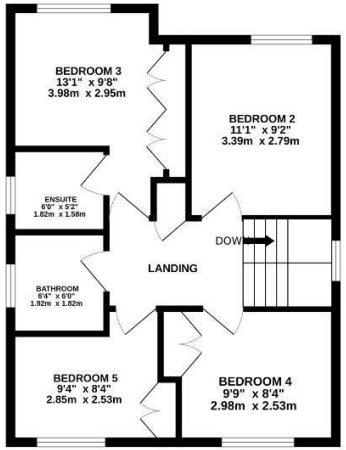




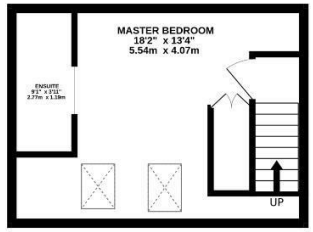
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

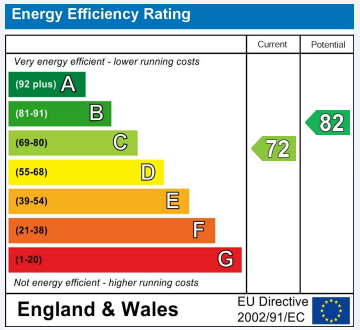
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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