GOULD HARRISON

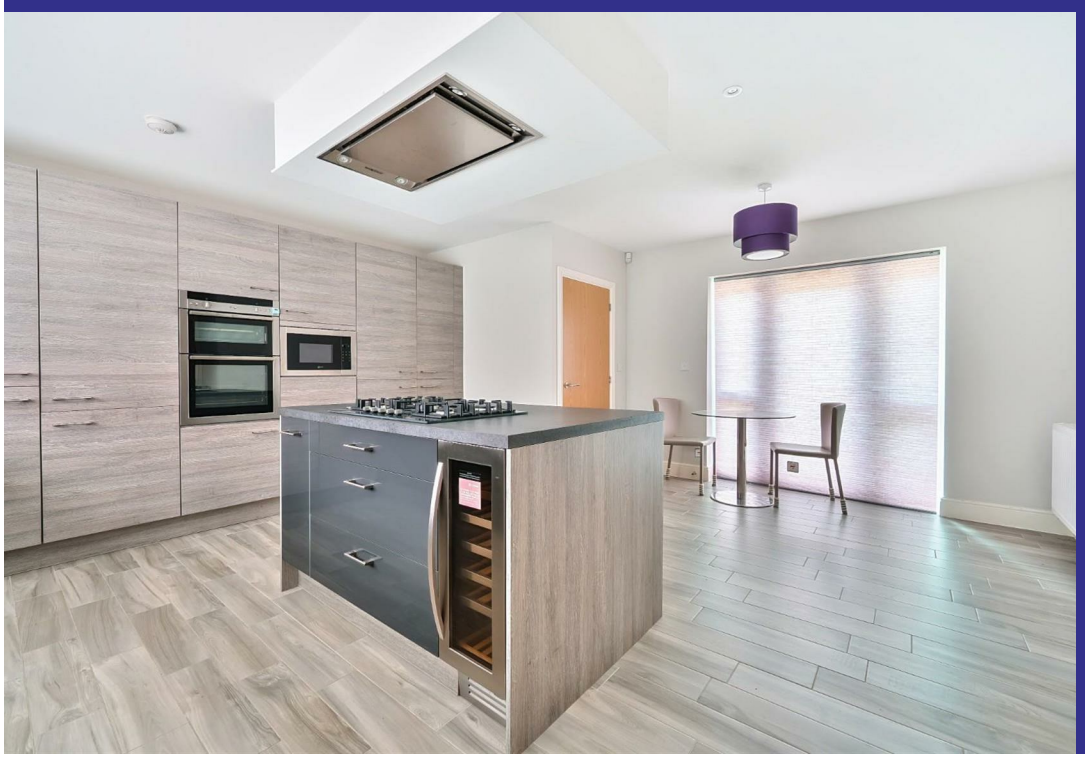
15 Millfields Place, Betherden, Ashford, TN26 3AA

Offers In Excess Of £775,000











1 Middle Row, Ashford, Kent, TN24 8SQ
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GOULD HARRISON

A fabulous detached family home in a quiet cul de sac setting, offered for sale with no onward chain.
Spanning around 1948 sqft, this wonderful property offers an inviting hallway, large kitchen/breakfast room with central island, utility, sitting room, dining room & cloakroom/WC.
To the upper floor you will find four double bedrooms, two en-suite and a family bathroom/wc.
Built by Rydon homes, this exclusive development of well planned executive homes is only a short walk from the village centre where you will find the village store and post office, butchers, primary school and public houses. There is also a very active community to welcome all residents with many lovely countryside walks on the doorstep.







Location
Bethersden sits astride the A28, an old road that connects the North Sea at Margate with English Channel at Hastings. This charming, vibrant village is in the Weald of Kent 6 miles south west of Ashford, surrounded by countryside and energetic rural business. It is famous for the Stevenson's rocking horse factory, which was much favoured by HM Queen Elizabeth. Its elegant historic houses include the former home of a retired archbishop.

The village grew prosperous as an agriculture and wool town and for the quarrying of Bethersden marble – a type of limestone with characteristic green marbling, used in churches and for fireplaces in houses.

The village has a hardworking parish council, a much used village hall, school, renowned butcher, village shop and post office. It has two pubs: The Bull at the western end on the A28 and The George at the centre of the village near St Margaret's church and the Union Chapel. Behind The George is the George Field, a large landscaped area that gives a uniquely open character the centre of the village. To the east, in Mill Road is the Recreation Ground with facilities for tennis, basketball and football, all age exercise and a childrens' play area. The village has many clubs and societies and local businesses cover accountancy, legal and marketing and industrial products and services. It is also home to AIMREC, a model railway education and enthusiasts centre.

There is a regular bus service to Tenterden for shops and leisure and Ashford for shopping and high speed trains to London. The M20 is only 15 minutes away and there are rail services from Pluckley just 4 miles away.

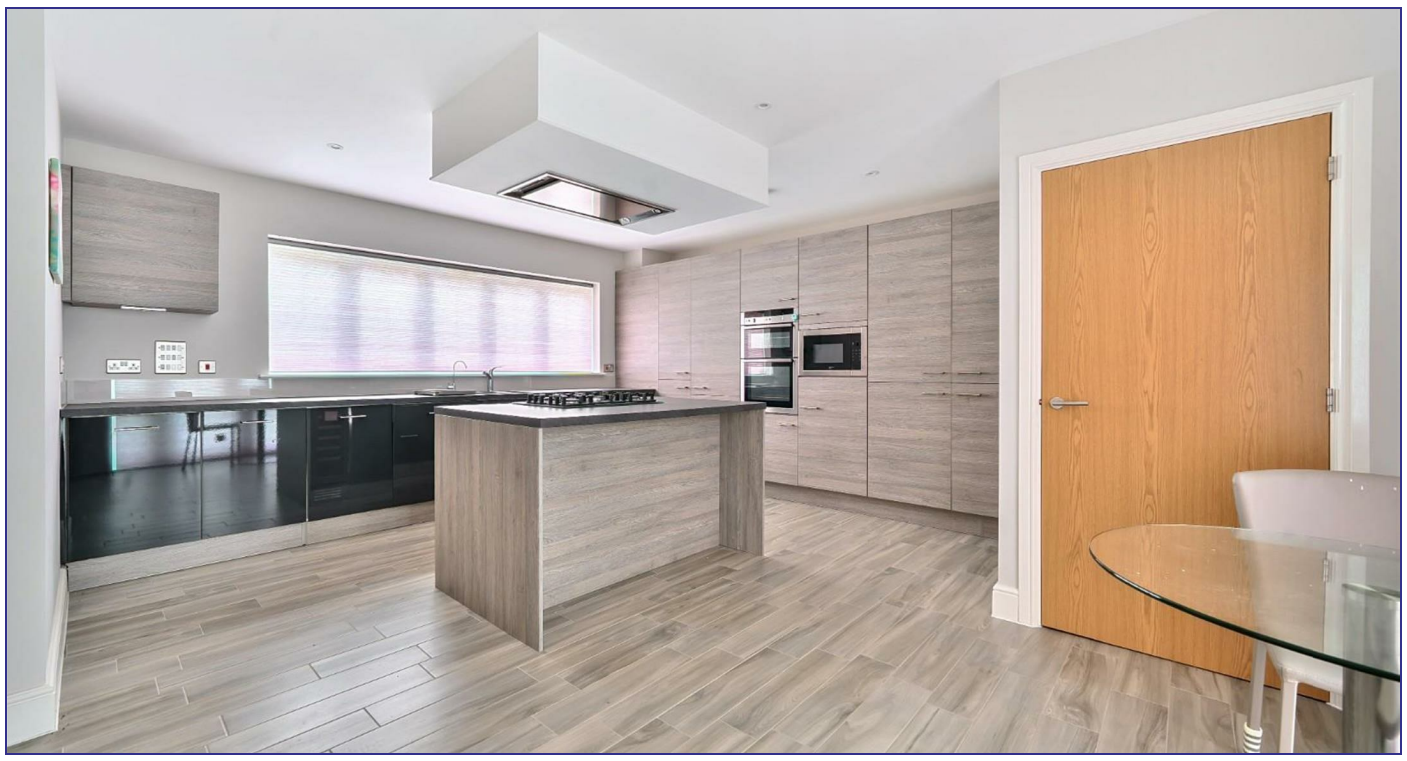
Composite Casement Door
Through to:

Inviting Hallway
Radiator, large storage cupboard, radiator, stairs to first floor with storage beneath, doors to:

Cloakroom
Low level WC, pedestal hand basin with localised tiling and chrome mixer tap, frosted double glazed window to front, extractor fan, downlighters.

Dining Room 11'4 x 13'11 (3.45m x 4.24m)
Dual aspect windows, radiator, coved ceiling, fitted blinds.

Kitchen/Breakfast Room
A very generous range of contemporary fitted wall and base units, eye level electric oven and grill, microwave, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, high gloss finish to the cupboards and drawers, integrated dishwasher, fridge/freezer, island with wine chiller housing five ring gas hob with ceramic surround, extractor hood and lighting over, water softener installed, double glazed windows with fitted blinds, French doors opening to rear garden.



Utility Room 5'5 x 4'10 (1.65m x 1.47m)
Casement door to rear, plumbing and space for washing machine, radiator, wall mounted gas fired boiler.

Sitting Room 20'0 x 14'4 (6.10m x 4.37m)
Double aspect, with wood burning stove, TV aerial and telephone points, coved ceiling, fitted blinds.

First Floor:

Landing
Double glazed casement window to side, airing cupboard housing the immersion tank, radiator, loft access, doors to:

Bedroom One 12'0 x 14'4 (3.66m x 4.37m)
Dressing area - 4'10 x 7'10
Dressing area with built in wardrobes either side with sliding doors, double aspect windows, door to:

En Suite Shower Room
Walk in shower with sliding glazed screen housing mains shower, tiled surround, low level WC, wash basin with chrome mixer tap, localised tiling, electric shaver point, chrome heated towel rail, frosted double glazed window to side, downlighters, extractor fan.

Bedroom Two 14'5 x 9'7 (4.39m x 2.92m)
Double glazed window to rear, coved ceiling, radiator, large walk in wardrobe, door to:

En Suite Shower Room
Walk in shower with sliding glazed screen housing mains shower, tiled surround, low level WC, wash basin with chrome mixer tap, localised tiling, electric shaver point, chrome heated towel rail, frosted double glazed window to side, downlighters, extractor fan.

Bedroom Three 11'7 x 10'2 (3.53m x 3.10m)
Double aspect, TV aerial point, radiator, coved ceiling.

Bedroom Four 13'9 x 8'2 (4.19m x 2.49m)
Double glazed window to front, radiator, coved ceiling.

Family Bathroom
White suite comprising panelled bath with mixer tap and shower attachment, low level WC, wash basin with chrome mixer tap, chrome heated towel rail, electric shaver point, extractor, downlighters, tiled flooring.

Rear Garden
Enjoying a sunny aspect, the rear garden is mainly laid to lawn with panel enclosed fencing, paved patio seating area, power point, personal door to garage and side gated access.

Double Garage & Driveway 17'4 x 18'5 (5.28m x 5.61m)
Automated up and over door, power and lighting, personal door to rear. EV charging point.

Tenure
Freehold
Service charge aproxx £202 every six months

Services
All mains services connected.

Council Tax
Ashford Borough Council Tax Band: G.

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