



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Bramber, Ball Lane, Kennington, Ashford, TN25 4EB

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

To Let



Bramber, Ball Lane, Kennington, TN25 4EB

- Splendid 1970'S Detached Residence
- Open Plan Living Area & Conservatory
- Kitchen Breakfast Room & Separate Utility
- Three Bedrooms, Office & Two Bathrooms
- Wood Burning Stove & Oak Flooring
- Attractive Rear Garden & Sun Terrace
- Large Garage & Gated Driveway
- Desirable Area Just Outside Of Ashford

SITUATION:

Bull Lane is a residential street in the popular Kennington area of Ashford, Kent, approximately one mile north-east of Ashford town centre and well placed for local amenities and transport links. Situated just off the A28 Ashford Road, it connects easily to surrounding neighbourhoods and comprises mainly established homes within a peaceful suburban setting. The area offers a blend of traditional and modern housing, reflecting Kennington's well-established, village-like character and strong community feel, with schools, parks, pubs and recreational facilities close by.

Ashford provides an excellent range of shopping and leisure amenities, including a vibrant High Street and the McArthurGlen Designer Outlet Centre, currently undergoing further expansion.

The property is conveniently located for the M20 motorway, offering swift access to London and the coast, and the William Harvey Hospital is less than two miles away. Ashford International station offers high-speed rail links to London St Pancras in around 37 minutes, enhancing commuter convenience. Conningbrook Lakes nearby offers sailing and water sports, and the surrounding countryside provides an abundance of footpaths and bridleways.

The cathedral city of Canterbury, approximately 15 miles distant, provides a cosmopolitan atmosphere with an extensive selection of shops, restaurants and cafés, as well as cultural attractions such as the Marlowe Theatre. It also boasts a wide choice of educational facilities, including grammar and private schools, together with three universities.



DESCRIPTION:

A splendid 1970s-built detached three-bedroom family home, offering over 1,600 sq ft of well-appointed and recently reconfigured accommodation, with open-plan living areas and a generous rear garden.

The façade blends traditional brickwork at ground level with blue-grey horizontal cladding above, creating a balanced yet contemporary appearance. White-framed windows provide a crisp finish, while the recessed front door forms an inviting focal point. A single garage and block-paved driveway, framed by hedging and wrought-iron gates, complete the property's attractive kerb appeal.

The front door opens into an entrance lobby, leading through to an impressive 21ft sitting room with large windows and glazed doors opening into a double-glazed conservatory.



This bright and welcoming living space enjoys a warm, contemporary feel, complemented by oak flooring and neutral décor throughout. A feature fireplace with a wood-burning stove provides a cosy focal point.

To the left, the kitchen/breakfast room has been opened up to create a spacious, light-filled environment with French doors leading directly to the rear garden. An extensive range of cabinetry integrates the main appliances, and the space is further enhanced by a well-appointed utility room, offering ample room for laundry appliances and providing access to the garage and a ground floor shower room.

The ground floor accommodation is completed by a separate dining room.

To the first floor are three generous double bedrooms, a dressingroom/office and a well-appointed family bathroom comprising a bath with shower over, WC and wash basin.

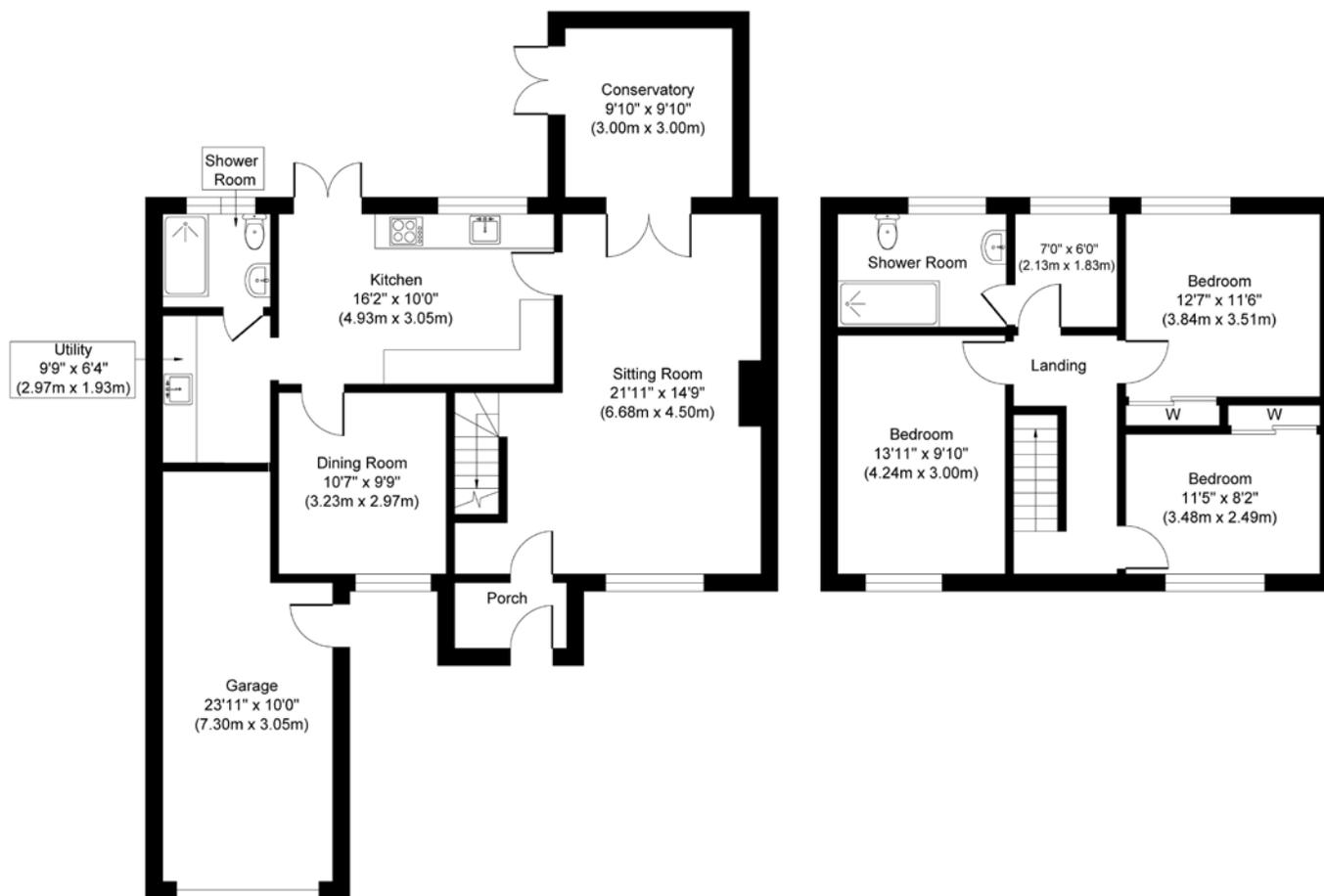
AGENTS NOTE:

The Property is available fully furnished.

OUTSIDE:

The rear garden can be accessed from both the conservatory and the kitchen's French doors, opening onto a large patio area ideal for outdoor entertaining. The garden is predominantly laid to lawn, interspersed with established shrubs and colourful planted borders, creating an attractive and private outdoor space.

Included in the rental will be a gardener to maintain the garden.



TOTAL FLOOR AREA: 1648 sq. ft (153 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

