

# Saddleback Close, Bridgefield, Ashford

Offers In Excess Of £350,000





Located within the highly sought-after Bridgefield development in Ashford, is this well presented three-bedroom semi-detached home, that offers an exceptional opportunity for first-time buyers, growing families and professionals alike. The home is also accessible via 35% shared ownership share of: £122,500 (Sage Homes) this attractive home combines modern living with outstanding value. Full ownership available for offers in excess of £350,000.

Step inside and you're welcomed by an entrance hall, complete with a convenient ground floor cloakroom. The heart of the home is the impressive sitting and dining room, a wonderfully versatile space flooded with natural light and perfect for both relaxing evenings and entertaining guests. French doors provide a seamless connection to the garden, creating an inviting indoor-outdoor lifestyle during the warmer months. The kitchen enjoys a practical layout with ample space for cooking and storage, making everyday living both easy and enjoyable.



Upstairs, the generous principal bedroom provides a peaceful retreat and benefits from its own private en-suite shower room, offering an added touch of convenience as well as built in wardrobes. Two further well-proportioned bedrooms provide flexible accommodation for children, guests, or those working from home, all served by a modern family bathroom.

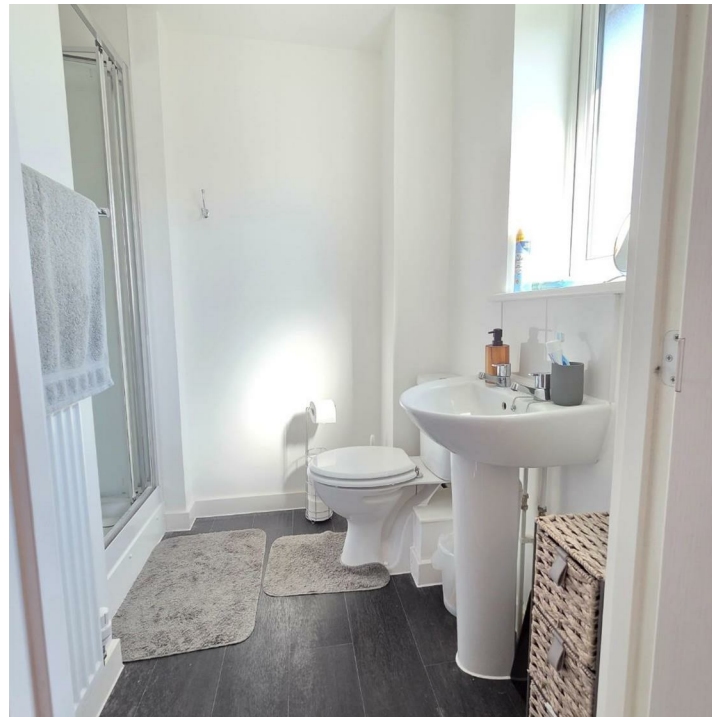
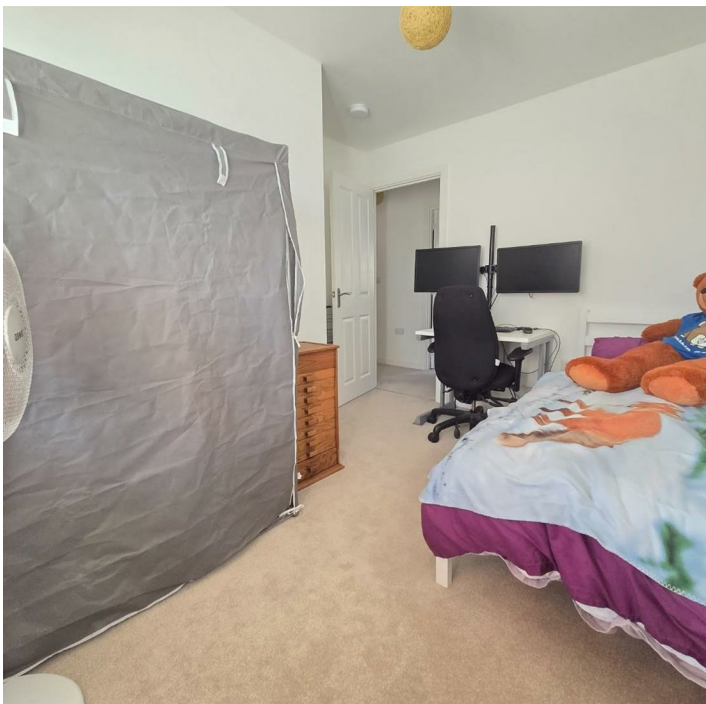
Outside, the rear garden is of good proportion and been designed to provide the ideal setting for those that prefer a maintenance free space. A generous, and stylish landscaped patio is complemented by rear access. The space is perfect for outdoor dining during the warmer months. The access leads directly to the parking area, where you'll find 2 allocated parking spaces, 1 of which is covered by the neighbouring coach house.



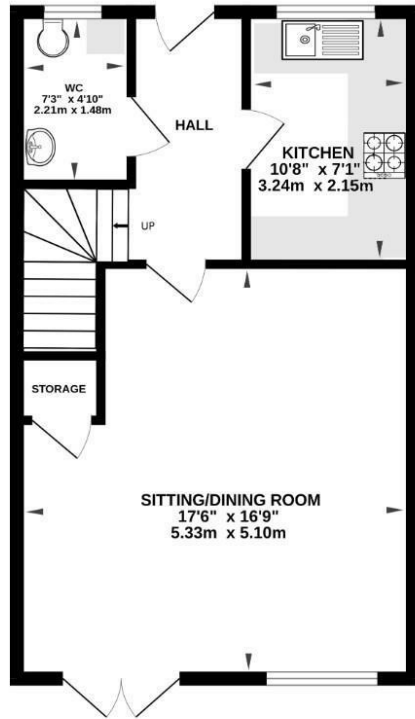
Location: Bridgefield remains one of Ashford's most popular modern developments, whilst remaining within easy reach of the town centre. Residents benefit from nearby shops, play areas and excellent transport links, including Ashford International Station with high-speed services to London St Pancras in approximately 38 minutes. Ashford offers a fantastic range of amenities, from high street shopping at County Square and Park Mall to independent cafés, restaurants and leisure facilities. The popular McArthurGlen Designer Outlet, Evegate Business, Retail & Artisan Village and Bybrook Barn are all easily accessible, while the M20 provides convenient connections to Bluewater, Lakeside and beyond. Families are well catered for with a selection of highly regarded primary and secondary schools nearby, making this an excellent choice for buyers at every stage of life.



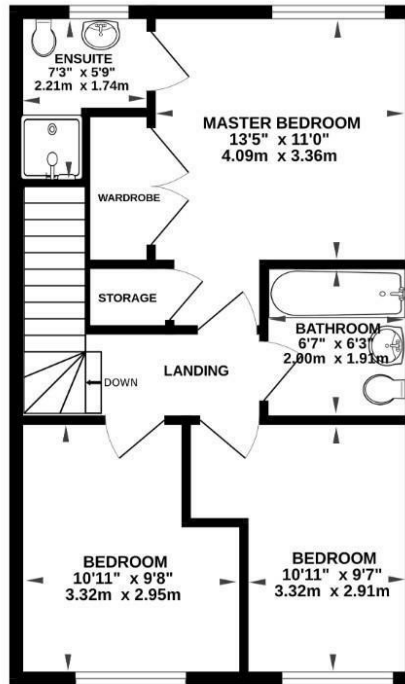
- A Well presented, Modern 3 bedroom semi-detached home
- Low maintenance, Landscaped rear garden with rear access
- Large open-plan lounge/diner to rear & garden access
- 3 Well proportioned bedrooms, with principal boasting en-suite shower room
- EPC Rating: B (84) - Council Tax Band: D
- Also available at a 35% shared ownership value: £122,500
- Parking provided to rear (2 spaces, 1 within covered carport)
- Modern kitchen to front of home boasting fitted appliances
- Generous guest bedroom + Modern family bathsuite
- Estate Management Fee: £67.08per month



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

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](mailto: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.

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

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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