



## The Street Ash

- Charming Village Location
- Detached Four Bedroom House
- Double Glazed Throughout
- Generous Reception Rooms
- Beautiful Sunny Garden
- Views to the Front
- Driveway for Several Cars
- Tandem Detached Garage

Price Guide  
£550,000





**PRICE RANGE: £550,000 - £570,000.** Nestled in the lovely village of Ash, a delightful detached house that has been lovingly nurtured by the present owners. The generous living accommodation includes: entrance porch, inner hallway, downstairs cloakroom, spacious through lounge and dining room, fitted kitchen, four bedrooms, family shower room.

There are fantastic views to the front overlooking open countryside and views of Ash church, to the rear the garden back onto horse paddocks and grazing fields. Oil fired central heating with radiators throughout, double glazing, large west facing rear garden and long driveway with ample parking and a tandem detached garage.

The rural village of Ash sits high on the North Downs in the Sevenoaks district of Kent, it shares the parish of Ash-cum-Ridley with the nearby village of Ridley. Ash offers two country pubs both within walking distance, a village hall and is home to the beautiful church of St Peter & St Paul. Located close by The London Golf Club, which hosts the European Open and PGA European tour. Ash is within easy driving distance of the shops and schools at New Ash Green, Hartley and Longfield which offers a mainline railway station to London Victoria, there are also bus routes and coach services giving access to grammar schools and the recently built Longfield Academy. The A2, M25 and M20 provide links to both Gatwick and Heathrow





airports, London, Bluewater, the channel ports and new international railway station at Ebbsfleet providing a 20 minute link to London St Pancras.

Tenure: Freehold

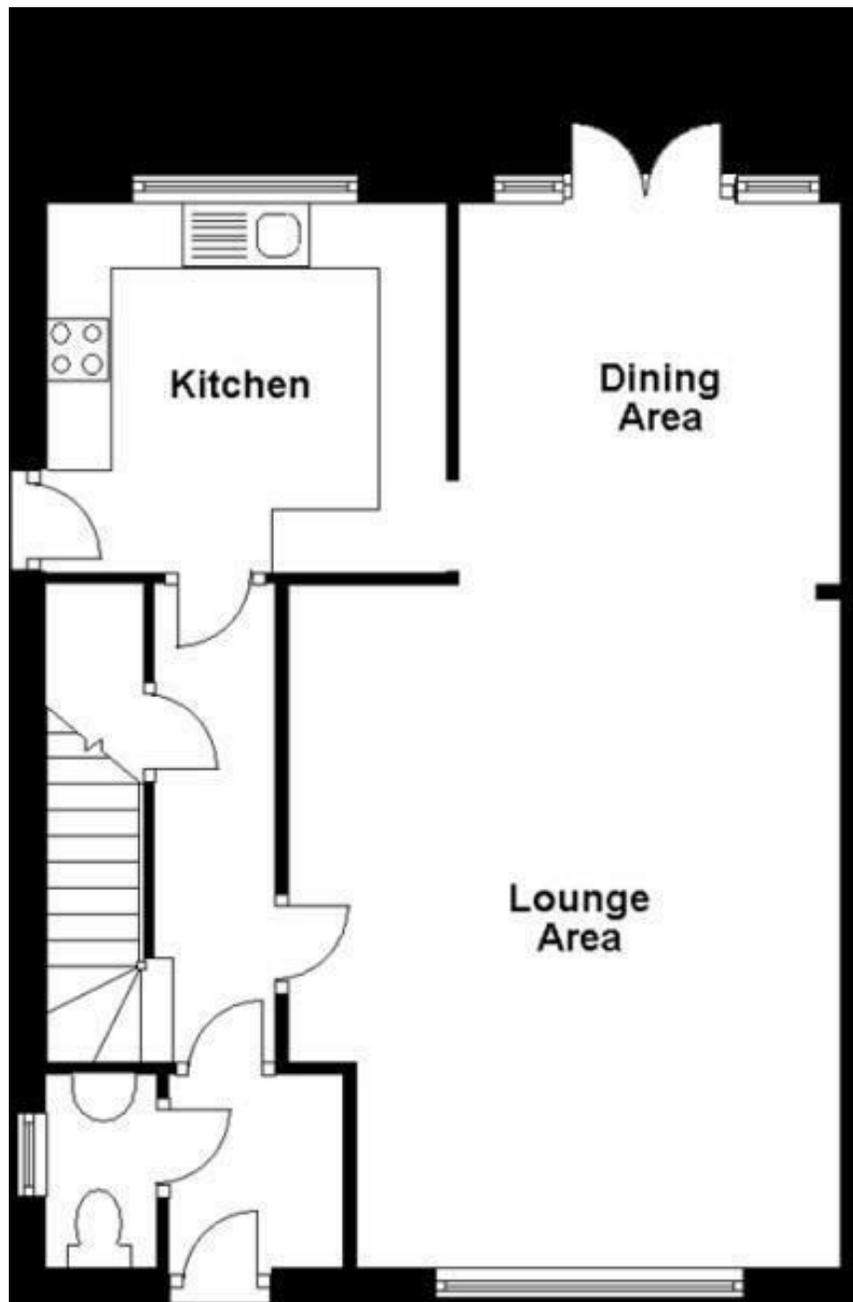
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.









Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

**4 The Row, New Ash Green  
Kent DA3 8JG**

**1 The Parade, Wrotham Road  
Meopham, Kent DA13 0JL**

**01474 815811 / 871555**

info@hartleyestates.com  
www.hartleyestates.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-110kWh A			
91-101kWh B			
80-90kWh C			79
69-80kWh D			
55-68kWh E		45	
41-54kWh F			
13-40kWh G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.  
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.