



**£750,000**

Larkin House Ashford Road, Great Chart, Ashford, Kent, TN23 3DH

## Larkin House Ashford Road, Great Chart, Ashford, Kent, TN23 3DH

**\*INTRODUCING LARKIN HOUSE - A One-Off Brand New 4 Bedroom Home!\*** With over 1800 sqft of living accommodation, a private driveway and spacious garden, viewing of this home is highly recommended.

### The Property

At the heart of the home is an open plan kitchen/dining room with dual aspect patio doors leading out to the rear garden. The shaker style kitchen with brushed nickel handles includes an integrated oven, large electric hob, microwave and dishwasher.

Perfect for both relaxation and entertaining, the property also benefits from a spacious, dual aspect living room. The ground floor also offers a study, W/C, utility room and plant room.

To the first floor there are four double bedrooms and a family bathroom, with both shower and bath. The master bedroom also benefits from an ensuite shower room, dressing area and Juliet balcony. Each bedroom has a TV point.

The property is heated with an air source heat pump (250L cylinder) with underfloor heating to the ground floor and radiators to the first floor.

Flooring is included with LVT to the ground floor (excluding the W/C which is tiled); luxury carpet to the stairs, landing and bedrooms; and tiles to the bathroom and ensuite.

Outside boasts a good sized, landscaped garden with Indian sandstone patio and paths. There is also extensive space for parking, an EV charging point and a private driveway.

N.B

1. The pond area is not included in the demise of the property.
2. Solar panel wiring installed if solar panels are purchased (additional cost).

### Location

Positioned on the edge of Great Chart and close to the emerging Chilmington Green, this location benefits from significant ongoing investment, including the provision of new primary and secondary schools.

The nearby Singleton centre offers a range of everyday amenities including a public house, restaurants, pharmacy, health centre, supermarket, and Post Office, ensuring convenient day-to-day living.

Excellent transport links are available via the A28, providing access to Junction 9 of the M20 for routes to London and the Channel Tunnel. Ashford International Station offers high-speed rail services to London St Pancras in approximately 37 minutes.

The charming market town of Tenterden is also within easy reach, known for its independent shops, cafés, and restaurants.

### Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. may be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.