



Salterfen Canterbury Road, Bilting, Ashford, TN25 4HE

Price £575,000

GOULD
HARRISON

Set in a fantastic plot of around 1/3 of an acre is this wonderful detached home.

Planning permission has been granted for further enhancement with details on Ashford Borough Council Website ref: PA/2025/1747

This well appointed property offers an entrance hall, sitting room with solid fuel burning stove, dining room, office, kitchen, utility room, cloakroom, four bedrooms and contemporary shower room/WC.

A balcony to the rear looks out on to the impressive garden which hosts a large outbuilding with plumbing and heating whilst to the front you will enjoy far reaching views and find a driveway providing off road parking, along with EV Charging and attached garage.



Entrance Porch

Door and double glazed window to front, door to:

Hallway

Double glazed window to front, stairs to first floor, storage cupboard, radiator, doors to:

Downstairs Cloakroom

Low level WC, wash hand basin.

Sitting Room 18'9 x 10'9 (5.72m x 3.28m)

Double glazed window to front, door to office, solid fuel burner, two radiators.

Office 10'3 x 8'9 (3.12m x 2.67m)

Double glazed doors opening onto garden, double glazed windows to side and rear.

Dining Room 13'7 x 11'7 (4.14m x 3.53m)

Double glazed window to side, understairs cupboard and further built in storage cupboard, radiator, opening onto:

Kitchen 11'10 x 11 (3.61m x 3.35m)

Double glazed window to side, door to rear, range of matching wall, base and drawer units, ceramic sink set in a wooden work top, integral dish washer, space for range cooker with extractor hood over, space for fridge freezer, wine rack, tiled splash backs, door to:

Utility Room

Doors to both sides leading onto the garden, window to rear, space and plumbing for washing machine

Landing

Doors to:

Bedroom One 11'11 x 11'1 (3.63m x 3.38m)

Double glazed window to rear, double glazed door opening onto balcony with views over rear garden, radiator

Bedroom Two 13'11 at max x 11'3 (4.24m at max x 3.43m)

Double glazed window to front with field views, radiator

Bedroom Three 12 x 8 (3.66m x 2.44m)

Double glazed window to front with field views, radiator

Bedroom Four 11 at max 7'4 (3.35m at max 2.24m)

Double glazed window to rear, built in cupboard, radiator

Shower Room/WC

Double glazed window to side, walk in shower, low level w/c, wash hand basin with cupboard under, tiled walls, radiator

Outside

Rear Garden

Patio with steps leading to large lawned garden, patio area with pergola, wooden outbuilding, three further sheds, greenhouse, door to garage, gate to front

Front Garden

Tiered front garden with lawn and steps leading to off road parking, separate driveway leading to garage gates to front

Outbuilding 22'5 x 10'5 (6.83m x 3.18m)

Double doors opening onto garden, windows to side, separated into three sections with low level w/c.

Garage

Double glazed door and window to rear, up and over door to front

Tenure

Freehold

Services

Solar Panels Installed providing reduced energy bills.
Drainage - Cesspit
Mains Gas, water and electricity.

Council Tax

Ashford Borough Council Tax Band: E

