



Connells

Grange Court The Street
Egerton Ashford



Property Description

Approached via a private driveway, the property presents an attractive traditional façade and enjoys a secluded setting surrounded by established trees and greenery.

Internally, the accommodation is arranged over two floors and provides generous and versatile living space ideally suited to modern family life. The ground floor features a welcoming entrance hall, a dual-aspect lounge, separate dining room, reception room, study, fitted kitchen, utility room, cloakroom and a conservatory overlooking the garden.

To the first floor, a spacious landing leads to five well-proportioned bedrooms. The principal and second bedrooms both benefit from en-suite facilities, while the remaining bedrooms are served by a family bathroom, creating excellent accommodation for growing families or those requiring guest space.

Externally, the property enjoys mature gardens that offer a high degree of privacy and provide tremendous potential for landscaping and enhancement.

The detached double garage further complements the property, offering secure parking, storage or potential for ancillary use, subject to any necessary consents.

Requiring some updating and modernisation in places, this is a rare opportunity to create a superb family home in one of Kent's most desirable village locations. Egerton offers a thriving community atmosphere with local amenities, a highly regarded primary school, village pub and excellent countryside walks.

Agents Note

We have been unable to verify some of the

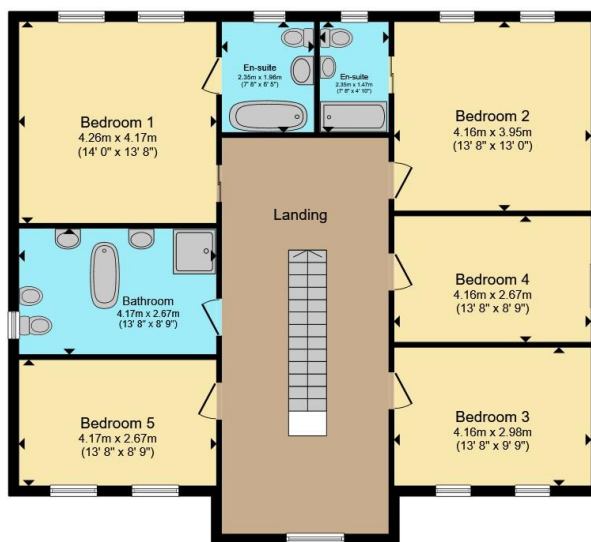
property information for the property. We have however, taken reasonable steps to verify the missing information to best of our professional capacity.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





Ground Floor



First Floor

Total floor area 251.7 m² (2,709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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77 High Street
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EPC Rating: D Council Tax
 Band: G

view this property online connells.co.uk/Property/ASH408932

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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