Boys Hall Road, Willesborough, Ashford, TN24 0LA
Offers In The Region Of £625,000

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Hidden away within one of Willesborough's most coveted residential enclaves, this substantial family home presents an exceptionally rare opportunity to acquire a beautifully extended property in a location where properties are seldom offered for sale. Comprising just a handful of individually designed homes, this exclusive address has long been regarded as one of Ashford's hidden gems. It is a place where neighbours become lifelong friends, families stay for generations, and homes are cherished rather than traded. The current owners have enjoyed many happy years here, carefully evolving the property to suit modern family life while preserving the warmth and character that makes it so special.

Positioned just a gentle stroll from the award-winning Boys Hall Restaurant, renowned throughout Kent for its exceptional dining and boutique hospitality, the location effortlessly combines countryside tranquillity with everyday convenience. Excellent schools, transport links, Ashford International Station and the M20 are all within easy reach, yet the setting feels wonderfully private and removed from the pace of modern life.

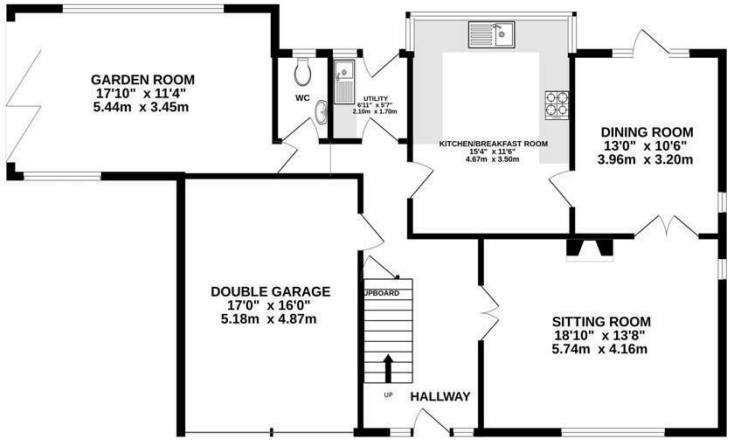
Stepping inside, the proportions immediately set this home apart. Designed with family living at its heart, the accommodation flows beautifully from room to room, offering both generous entertaining spaces and quiet retreats. The impressive 17ft sitting room provides an elegant principal reception, whilst the formal dining room offers the perfect setting for family celebrations and dinner parties alike. At the centre of the home sits the spacious 17ft kitchen/breakfast room, where everyday life naturally unfolds. Thoughtfully designed with ample workspace and room for informal dining, it truly is the social heart of the property. One of the home's most significant improvements is the substantial side extension, introducing a superb second reception room with expansive bi-folding doors that blur the lines between inside and out. Flooded with natural light throughout the day, this remarkable space is ideal for entertaining, relaxing with family or simply enjoying uninterrupted views across the garden.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families. The principal suite has been further enhanced with the addition of a stylish contemporary en-suite shower room, creating a luxurious private retreat, whilst the remaining bedrooms are served by a beautifully presented family bathroom. Practicality has been equally well considered, with a generous double garage offering excellent storage, secure parking or exciting potential for further conversion, subject to any necessary permissions. Additional under-eaves storage provides invaluable space rarely found in modern homes.

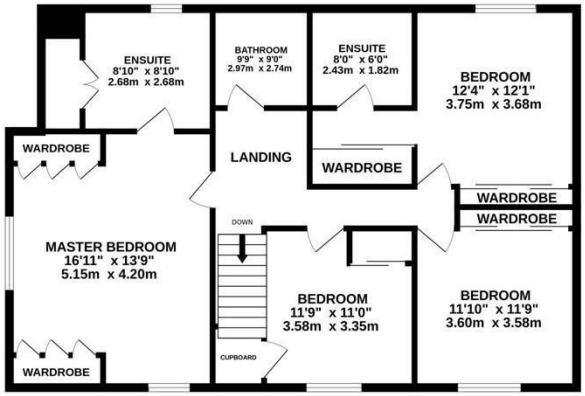
Outside, the gardens perfectly complement the house, offering privacy, maturity and an ideal backdrop for summer entertaining. Whether hosting family barbecues with the bi-fold doors fully opened, enjoying a quiet morning coffee or watching children play, this is a garden designed to be lived in and enjoyed. Homes of this calibre, in locations as tightly held as Boys Hall Road, rarely become available. Combining individuality, generous living space, sympathetic modernisation and one of Ashford's most prestigious addresses, L'Occitane represents a genuinely once-in-a-generation opportunity.

This is far more than simply a house; it is a home with a story, lovingly cared for, thoughtfully extended and ready for its next chapter. Homes within this intimate enclave seldom come to market. Their individuality, generous plots and enduring appeal have made them some of Willesborough's most tightly held addresses, with families choosing to remain here for decades. It is therefore a genuinely rare opportunity to acquire not simply a house, but a home that has been lovingly improved, beautifully maintained and positioned within one of Ashford's most desirable residential settings. The property is situated on Boys Hall Road in a highly desired part of Willesborough. Being within cycling/walking distance of Ashford International Railway Station, it provides excellent communication links for the high speed train service to London St. Pancras taking approximately 37 minutes and the Eurostar service to the Continent. Also access can be gained to M20 Junction 10 linking with the M25, the coast and the port of Dover. The property is well suited for families with primary schooling available on the nearby Highfield Estate and various secondary schools.

GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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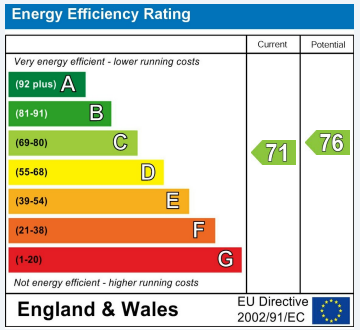
ENERGY PERFORMANCE CERTIFICATE

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.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact 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.

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