



Lees Road
Ashford





Introducing

A most attractive Georgian home located in the heart of Brabourne village, with immediate access to the convenient village shops, post office and much sought after primary school.

Spanning around 2378 sqft this delightful property offers fabulous living space ideal for a growing family with flexibly arranged accommodation in a peaceful setting.

The expansive ground floor includes an inviting hallway, spacious kitchen/breakfast room, utility, sitting room with open fire, dining room with wood burning stove, large family room, study and ground floor shower room/WC.

The upper floor provides five bedrooms, en suite and family bathrooms along with lots of convenient storage. The gardens have been beautifully maintained and provide excellent seclusion with detached garages/workshop, gym and brick outbuilding with further potential, accessible via the automated five bar gate.

At a Glance

Lees Road

Ashford, TN25

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

Price £890,000

- IMPRESSIVE DETACHED CHARACTER HOME
- EN SUITE, FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- DETACHED CAR BARN & WORKSHOP
- KITCHEN/BREAKFAST ROOM
- CENTRAL VILLAGE LOCATION CLOSE TO LOCAL SHOPS
- FIVE BEDROOMS
- BEAUTIFUL WELL KEPT & SECLUDED GARDENS
- HOME GYM/STUDIO & OUTBUILDINGS
- UTILITY ROOM & STUDY
- SPANNING AROUND 2,378 SQFT



In Detail



Entrance Porch

Glazed casement door through to:

Hallway

Stairs to first floor and doors to:

Sitting Room

Double aspect with cosy open fire.

Dining Room

Double aspect, fireplace housing wood burning stove.

Kitchen/Breakfast

Double aspect with a generous range of fitted units along with central island under granite worktops, stainless steel sink with macerator, integrated dishwasher, eye level electric oven and microwave, five ring gas hob with extractor over, wine cooler.

Utility Room

Fitted wall and base units, ceramic sink with mixer tap, plumbing and space for washing machine.

Study

Double glazed window, fitted desk space and shelving.

Family Room

Double aspect.

Ground Floor Shower Room/WC

Cubicle housing mains shower with glazed screen and tiled surround, low level WC, vanity unit with wash basin inset, chrome heated towel rail, downlighters. double glazed sash window.

First Floor Landing

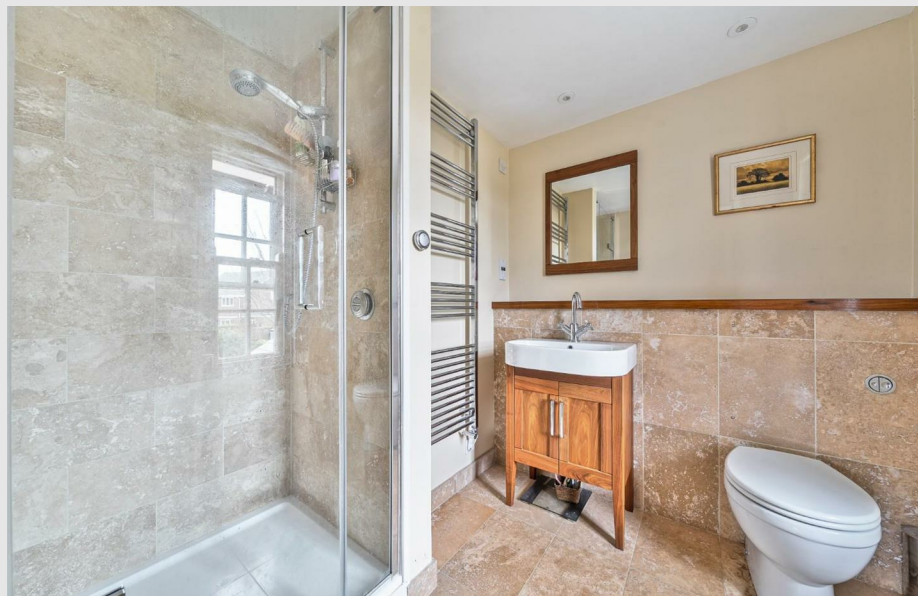
Several useful storage cupboards, airing cupboard housing hot water tank, large sash window allowing for plenty of light, doors to:

Bedroom One

Dual aspect with double glazed sash windows, built in wardrobe, door to:

En Suite

Raised cubicle housing mains shower with glazed screen and tiled surround, low level WC, vanity unit with wash basin inset, chrome heated towel rail, downlighters. double glazed sash window.



Bedroom Two

Dual aspect double glazed sash windows, built in wardrobes.

Bedroom Three

Dual aspect double glazed windows, built in wardrobes.

Bedroom Four

Velux window, built in wardrobe.

Bedroom Five

Double glazed sash window, built in wardrobes.

Family Bathroom/WC

Modern white suite comprising a panelled bath with mixer tap and main shower over, vanity unit with wash basin inset and chrome mixer, electric shaver point, downlights, low-level and tile flooring chrome heated towel rail

Gardens

The beautifully maintained gardens surround the property allowing you to find the sun at any time of the day whilst providing excellent privacy. A large terraced seating area leads on to an expansive lawn with a wide range of flowers, shrubs and trees bordering, outside water tap, lighting and raised flower beds.

Detached Garage/Workshop & Driveway

A five bar gate leads on to a generous shingle covered drive providing plenty of parking and access to the garages with power and lighting.

Garage

Power and lighting.

Gym/Studio

A perfect space to work from home away from the main residence or utilise as the current owners as a gym with further potential for alterations.

Garden Store

Offering further potential.

Tenure

Freehold.

Services

All mains services connected.

Council Tax Band:

Ashford Borough Council Tax Band: F



GROUND FLOOR

KITCHEN/BREAKFAST ROOM
10'0" x 8'0"

DINING ROOM
10'0" x 8'0"

LIVING ROOM
12'0" x 11'0"

STUDY
10'0" x 10'0"

MASTER BEDROOM
12'0" x 11'0"

BED ROOM
10'0" x 10'0"

BED ROOM
10'0" x 10'0"

BED ROOM
10'0" x 10'0"

FAMILY ROOM
12'0" x 10'0"

UTILITY ROOM

FIRST FLOOR

BED ROOM
10'0" x 10'0"

BED ROOM
10'0" x 10'0"

BED ROOM
10'0" x 10'0"

BED ROOM
10'0" x 10'0"

BATH

SECOND FLOOR

GYM/STUDIO
10'0" x 10'0"

GARDEN
10'0" x 10'0"

THIRD FLOOR

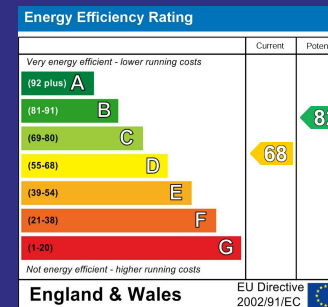
GYM/STUDIO
10'0" x 10'0"

GARDEN
10'0" x 10'0"



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Energy Efficiency Band | D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.