

**Bale Place, Kingsnorth, Ashford, TN25 7LN**  
**Asking Price £215,000 - offers over**



# Bale Place, Kingsnorth, Ashford, TN25 7LN

## Beautiful One-Bedroom Detached Coach House



Hunters are delighted to welcome to the market this well-presented and generously proportioned one-bedroom detached coach house, offering a private entrance and versatile home with excellent accommodation, outdoor space and convenient parking.

The property is approached via its own private entrance allowing space for shoes and coats, with stairs leading to the accommodation. The spacious layout comprises a comfortable lounge/diner space, flooded with natural light, with access to a private balcony, overlooking the garden. The property benefits from a separate kitchen, boasting an array of wall and base units and worktop space for food preparation, coupled with fitted appliances and space for a free standing washing machine.

Head down the hallway to the very generously sized bedroom, which boasts a useful dressing area with ample space for free standing furniture, with more space in the corner for a double or Kingsize bed. The dual aspect windows allow plenty of natural light in. The bedroom is serviced by the main bathroom, consisting of bath with overhead shower, wash hand basin and W/C.



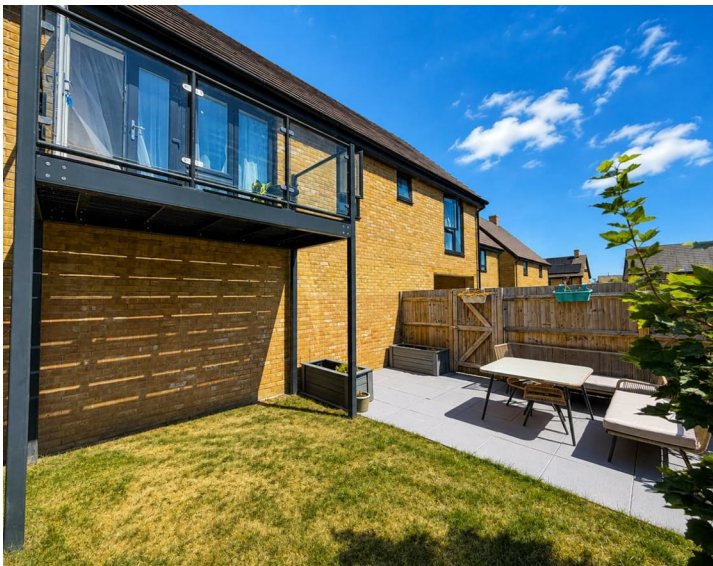
Externally, the property benefits from its own private garden, providing an attractive additional outdoor space. The garden boasts a large patio area, ideal for outdoor seating, with a large laid to lawn section and shed to the rear for outdoor storage. There is also a covered carport with an EV charging point, giving parking for 2 vehicles, as well as ample visitor bays within the area.

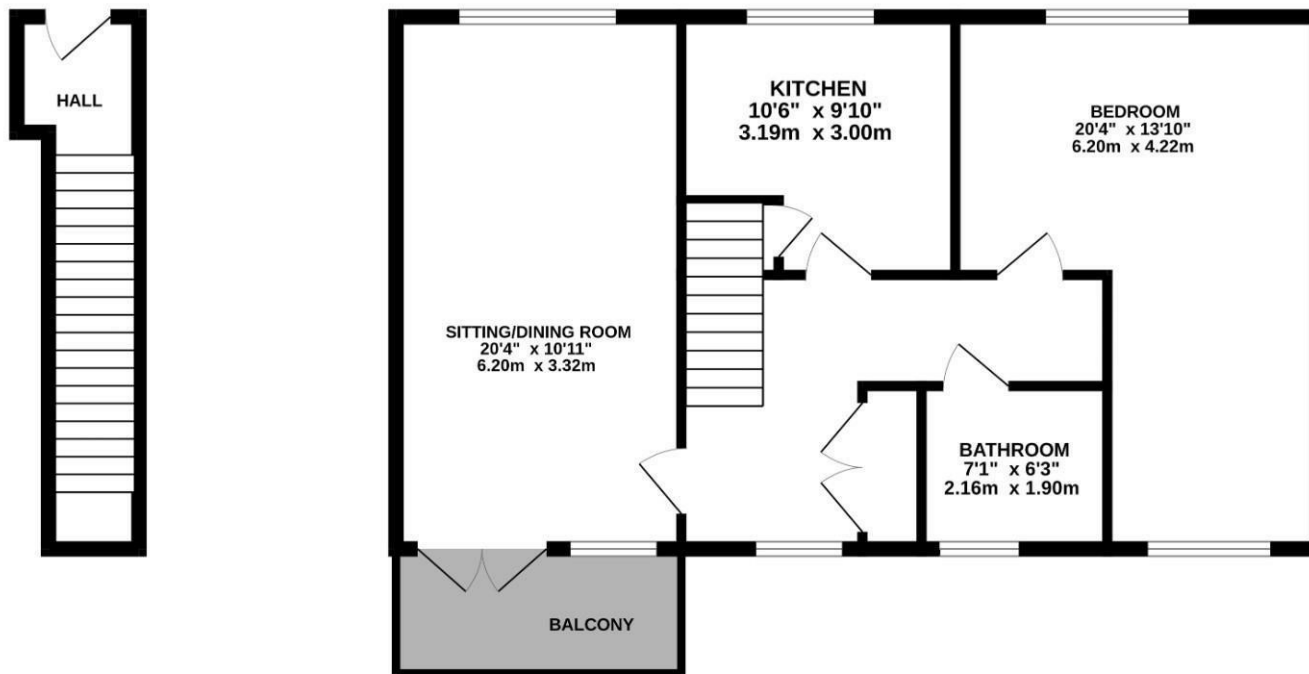
**Location:** Bridgefield remains one of Ashford's most popular modern developments, whilst remaining within easy reach of the town centre. Residents benefit from nearby shops, play areas and excellent transport links, including Ashford International Station with high-speed services to London St Pancras in approximately 38 minutes. Ashford offers a fantastic range of amenities, from high street shopping at County Square and Park Mall to independent cafés, restaurants and leisure facilities. The popular McArthur Glen Designer Outlet, Evegate Business, Retail & Artisan Village and Bybrook Barn are all easily accessible, while the M20 provides convenient connections to Bluewater, Lakeside and beyond. Families are well catered for with a selection of highly regarded primary and secondary schools nearby, making this an excellent choice for buyers at every stage of life.

- Well presented 1 bedroom detached coach house
- Private front entrance and the addition of a garden
- Separate kitchen
- Spacious bedroom with dressing area serviced by main bathroom
- EPC: B (81) Council Tax Band: B
- Situated in Bridgefield and constructed in 2023
- Spacious lounge/dining space
- Covered parking and an additional space in front
- Balcony accessed from living area
- Service charge: £63.72 pcm



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TOTAL FLOOR AREA: 791 sq.ft (73.5 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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### Viewings

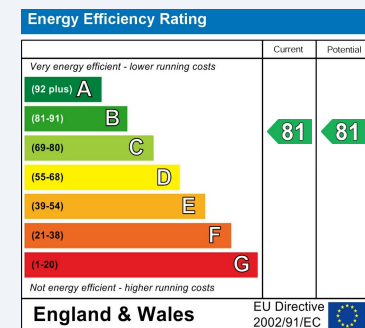
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.