

Lodge Wood Drive, Orchard Heights

Offers In The Region Of £600,000



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A Wonderful Family Home Where Life Happens - Some homes are simply somewhere to live. Others have the kind of space, warmth and flexibility that allow them to become the backdrop to family life for many years to come. This lovely four-bedroom detached home in the highly regarded Orchard Heights development in Ashford, Kent, feels very much like the latter.

From the moment you look at the layout, it is clear that this is a home designed with family life in mind. There is space for everyone to have their own corner, but equally plenty of opportunity to come together, and nowhere captures that better than the wonderful kitchen/diner at the rear of the property. This is, without doubt, where the heart of the home lies. Positioned overlooking the garden, it is the kind of room where everyday life naturally gathers. Mornings begin around the breakfast bar, children can do their homework while dinner is being prepared, friends can stay for another cup of coffee and family meals can stretch into long, relaxed evenings. With the garden just beyond, the connection between inside and out makes this a particularly lovely space for a busy modern family. Alongside the kitchen/diner is a large, separate sitting room with bi-folding doors, giving the home a more peaceful space to retreat to when the day is done. There is also a second reception room, offering wonderful flexibility as a family room, snug, playroom or somewhere for teenagers to escape to. A ground floor study provides another incredibly useful addition, particularly for those who work from home, while the downstairs WC completes this floor.



Adding even more versatility is the additional room to the rear of the garage, currently suited perfectly to use as a home office, or for anyone working remotely, this could be a real game-changer, providing a dedicated workspace away from the distractions of the main house. Equally, it could become a hobby room, games room or quiet retreat as family life evolves.

Upstairs, there are four spacious bedrooms, providing the sort of accommodation that allows everyone to have their own space. Three are comfortable doubles, with the principal bedroom enjoying the added luxury of its own en-suite with walk in shower, and two sets of fitted wardrobes, while the remaining bedrooms are served by a generous family bathroom.

And then there is the garden, which we feel is one of the real highlights of this home. Predominantly laid to a beautiful expanse of lawn, it offers an impressive amount of space for family life outdoors. There is room for children to run around, for summer games, garden furniture and barbecues, or simply somewhere to sit with a coffee and enjoy a little peace and quiet. Crucially, its position within the development gives it a wonderfully private and secluded feel, with established surroundings helping to create a garden that feels like a genuine escape from the outside world.



It is easy to imagine summers here: doors opening from the house, children heading straight onto the lawn, friends gathering around the table and the kitchen/diner becoming the natural hub of everything going on. It is the sort of garden that gives a family room to grow, play and make memories. Ultimately, this is a home that gets the balance right. Four bedrooms, several reception spaces, a dedicated study, additional home-working accommodation, a fabulous kitchen/diner and a gorgeous private garden all combine to create a property that feels genuinely made for family life.

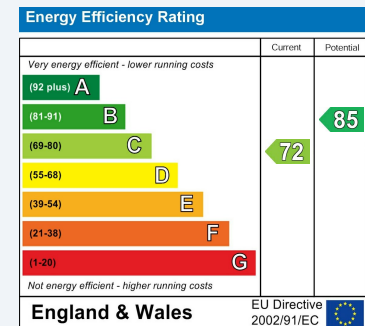
Orchard Heights is situated in the North-West of Ashford, You are only a short walk to the new Repton Manor Primary School and less than 5 minutes drive to junction 9 of the M20. Ashford Town Centre is approximately 10 minutes by car and there are local buses should you wish to make use of Ashford's excellent public transport, The property is also within easy reach of local amenities such as Waitrose, The Range, and a chemist. Ashford is one of the fastest growing areas in England, with rapid growth in the population and the infrastructure needed to support the town. The area is popular for growing families and commuters whether it be by its great transport links from the M20.





ENERGY PERFORMANCE CERTIFICATE

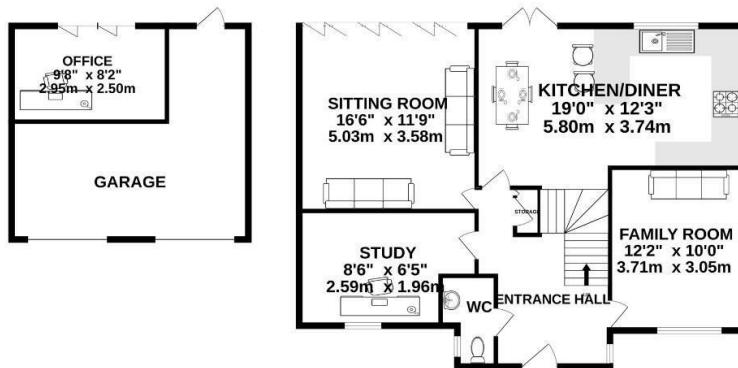
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



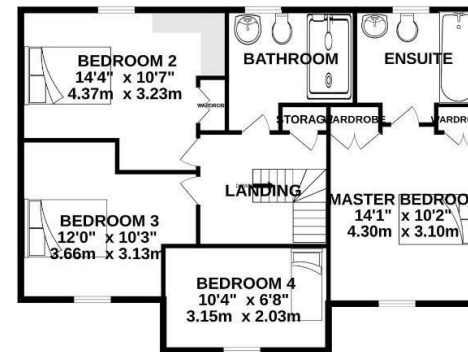
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

GROUND FLOOR



1ST FLOOR



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, 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.