

SJM

Steven J Moore

EST 1992

ESTATE AGENTS

33 MOUNTBATTEN WAY

BRABOURNE LEES | ASHFORD | KENT | TN25 6PZ



[WWW.STEVENJMOOREESTATEAGENTS.CO.UK](http://WWW.STEVENJMOOREESTATEAGENTS.CO.UK)

# 'IMMACULATE FOUR BEDROOM DETACHED HOUSE

WITH STUNNING VIEWS'

## ACCOMMODATION

### GROUND FLOOR

- ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM •
- DOWNSTAIR CLOAKROOM • UTILITY ROOM •

### FIRST FLOOR

- MASTER BEDROOM • SECOND BEDROOM • THIRD BEDROOM • FOURTH BEDROOM •
- FAMILY BATHROOM • MASTER EN-SUITE •

### OUTSIDE

- GARAGE • REAR GARDEN • SWIMMING POOL • SHED •

## PROPERTY

Offered with no onward chain this absolutely immaculate four bedroom detached house occupies one of the largest plots on this exclusive development with pristine gardens containing a 4m heated swimming pool with surrounding decked area, all to the backdrop of the stunning "Downs" and direct access to the open fields behind, viewing cannot be more highly recommended.

The current owners have spared no expense in maintaining and updating this spacious home including hardwood floors, replaced doors, glass balustrade with bespoke glazed wine cellar below, recently replaced quality bathroom, wooden kitchen and in addition the property is set up for home working with networked wi-fi including booster, server and data points.

Undoubtedly the wonderful outdoor space and fantastic views to the rear will be a major "draw" for many people, the extremely private gardens have been beautifully landscaped and are as immaculate as the interior of the property, the showpiece being a superb heated swimming pool with solar cover surrounded by a wonderful entertaining area, the plot extending a significant way to the side and rear, it is by far one of the largest and most secluded gardens in Mountbatten Way.

The accommodation includes hallway with cloakroom, cloaks cupboard and wine cellar, lovely sitting room with bay window and inset wood burning stove, separate dining room with patio doors to garden, quality fitted kitchen and utility room to the ground floor.

The first floor provides four double bedrooms with the master having sensational views and en-suite wet room with rainfall shower, the family bathroom

was only replaced last year including superb bathtub.

Outside the front provides ample off-road parking and access to the attached garage whilst the feature rear garden is protected by smart hedging and a gateway to countryside views.

## LOCATION

This property is situated in the heart of the village of Brabourne Lees. The property offers the opportunity to live within a few minutes' walk of local village amenities, that serve Smeeth and Brabourne Lees, including Smeeth Primary School, village store/post office, hairdressers, easy access to local public transport, a number of reputable pubs and Brabourne School is also just a short distance away. Smeeth and Brabourne Lees have well established local village activities and groups and is an established thriving community. The nearby market town of Ashford offers a wide range of supermarkets, leisure facilities, schools, cinema/restaurant complex and Designer Shopping Outlet. Ashford International Train Station is also very convenient offering the High-Speed Rail Link to St Pancras, London (journey time 37mins). The popular coastal town of Hythe and the Cathedral City of Canterbury are also just a short distance away.

## SERVICES

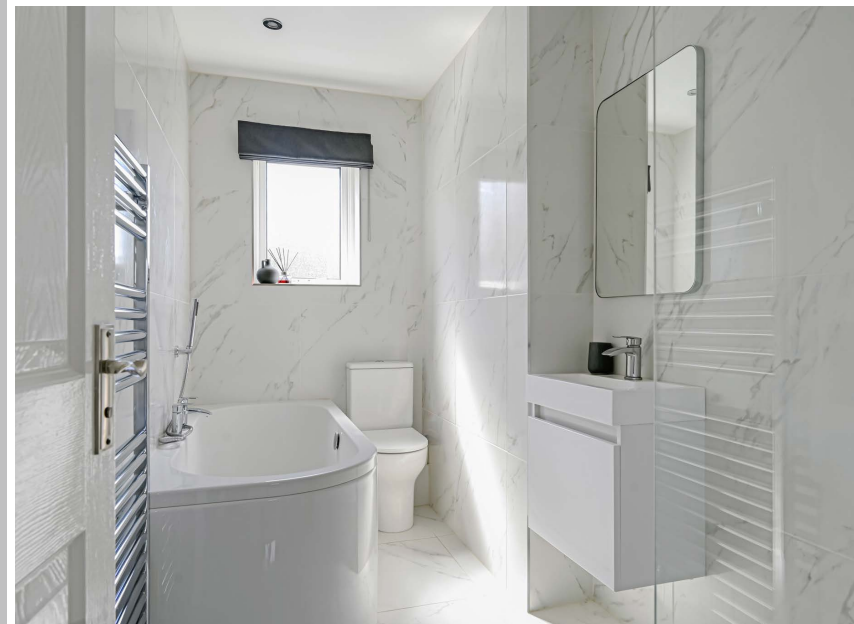
Mains gas, mains water, drainage and electricity.

## COUNCIL TAX BAND

Council Tax Band E

## DIRECTIONS

Please call our office for directions to the property.





SJM

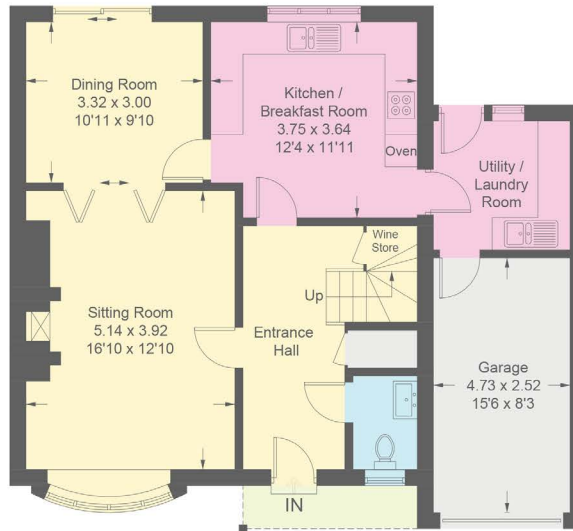
Steven J Moore

EST 1992

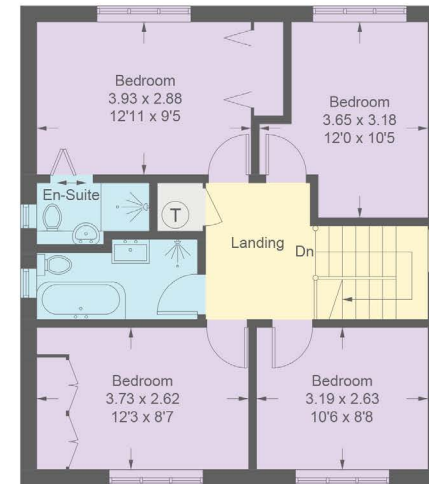
ESTATE AGENTS



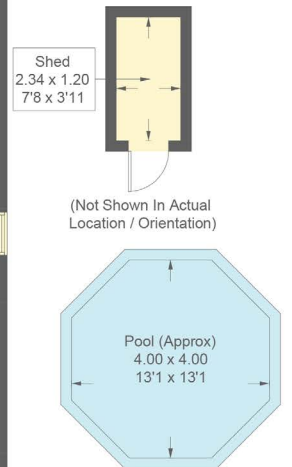
33 Mountbatten Way, Brabourne Lees, Ashford



Ground Floor - 82.0 sq m / 883 sq ft



First Floor - 60.9 sq m / 655 sq ft



Outbuildings

Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft  
 Shed = 2.8 sq m / 30 sq ft  
 Total = 145.7 sq m / 1568 sq ft  
 (Excluding Pool)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1311903)

www.bardenvisuals.co.uk



STEVEN J MOORE ESTATE AGENTS | LEES ROAD | BRABOURNE | ASHFORD | KENT | TN25 6QB

T: 01303 812515 E: SALES@STEVENJMOOREESTATEAGENTS.CO.UK W: WWW.STEVENJMOOREESTATEAGENTS.CO.UK

PLEASE NOTE THESE PARTICULARS HAVE BEEN CAREFULLY PREPARED AND THOUGH THEY ARE BELIEVED TO BE ACCURATE THEY ARE NOT WARRANTED AND DO NOT FORM PART OF ANY CONTRACT.