



**31 Sandyhurst Lane, Ashford**

Offers in Region of **£775,000**

**Skippers**

# 31 Sandyhurst Lane

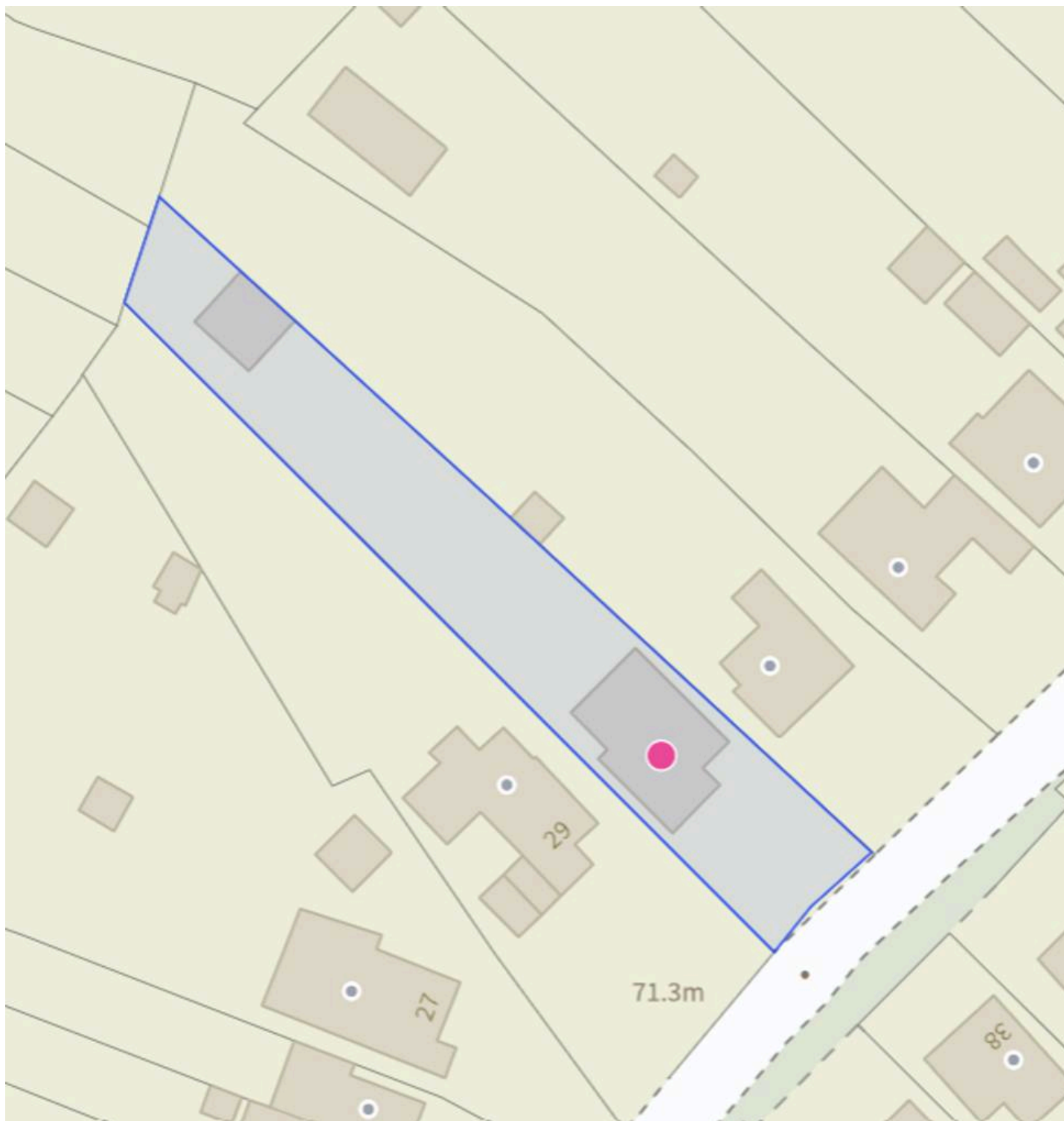
Ashford, Ashford

Extended four-bed detached home on Sandyhurst Lane with open-plan living, office, gym, large garden, workshop, ample parking, and great access to Ashford, M20, and local amenities.

Council Tax band: D

Tenure: Freehold

- Wonderfully Extended & Modernised Detached Family Home
- Located along the exclusive Sandyhurst Lane - ideal for members of Ashford Golf Club!
- 4 Bedrooms
- Spectacular Living Accommodation comprising Living Room, Office and Kitchen leading to Family Room
- Occupying a Plot just under a Quarter of an Acre
- Detached Gym/Office
- Family Bathroom, Ground Floor Cloakroom and En-suites to 2 Bedrooms
- Driveway Parking for Approx. 5 Vehicles
- Fabulous Rear Gardens with Raised Patio area
- Easy Access to Ashford Town Centre, the M20 & A20, Kennington and Local Amenities



### Entrance Hallway

With stairs to first floor, floor to ceiling glazing to the front providing additional light, herringbone flooring, separate storage cupboard and doors through to principle rooms.

### Office/Reception

12' 1" x 12' 0" (3.68m x 3.66m)

Window outlook to front with recently laid Amtico flooring.

### Living Room

21' 9" x 12' 5" (6.63m x 3.79m)

Benefitting from log burner in limestone surround, recently laid carpet with window outlook to front and internal steel Crittal doors leading through to family room.

### Kitchen

22' 4" x 10' 9" (6.81m x 3.28m)

Bespoke Lorien fitted Kitchen offering a great range of cupboard and drawers beneath Silestone worktop with additional wall mounted units. Space for range cooker with Rangemaster hood over with additional low level Neff oven as well as integrated Fridge/Freezer, Dishwasher, Wine Cooler, butler sink with mixer tap. Open plan through to Family Room and further door to Utility Room.

### Utility Room

Hidden behind cupboard doors is the oil fired boiler, space and plumbing for washing machine and pressurised water tank. Door leading through to side path.

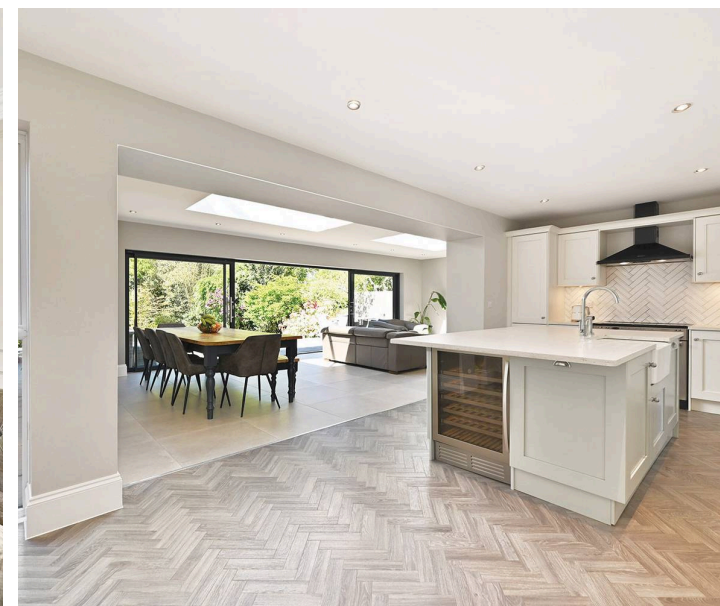
### Cloakroom

Low level wc, wash hand basin with mixer tap and vanity storage under.

### Family Room

27' 4" x 13' 1" (8.33m x 3.99m)

A lovely, spacious family room featuring two skylights that flood the space with natural light, along with sliding (Origin) patio doors opening onto the rear patio.





**Landing** Spacious landing with glass balustrade overlooking the entrance hall with storage cupboard, recently laid wool carpet and doors leading to bedrooms and family bathroom.

**Bedroom**

13' 3" x 12' 2" (4.04m x 3.71m)

With window overlooking the rear garden and recently laid carpet.

**En-suite**

White suite comprising low level wc, wash hand basin with mixer tap and splashback, fully tiled shower cubicle with obscured window to rear and heated towel radiator.

**Bedroom**

15' 1" x 10' 8" (4.60m x 3.25m)

Window to rear and range of built in wardrobes.

**En-suite**

White suite comprising low level wc, wash hand basin with mixer tap and tiled splashback. Tiled shower cubicle. Obscured window to rear and heated towel radiator.

**Bedroom**

12' 1" x 11' 5" (3.68m x 3.48m)

Window outlook to front and built in wardrobe storage.

**Bedroom**

8' 8" x 8' 2" (2.64m x 2.49m)

Window outlook to front.

**Family Bathroom**

White suite comprising recently installed roll top bath with mixer tap, low level wc, wash hand basin with traditional heated towel rail radiator and partially tiled walls. Obscured window to side and Amtico flooring.

**Gym/Home Office**

22' 2" x 15' 7" (6.76m x 4.75m)

The gym/home office is detached from the house with the benefit of electric, internet and bifold doors in addition to windows.

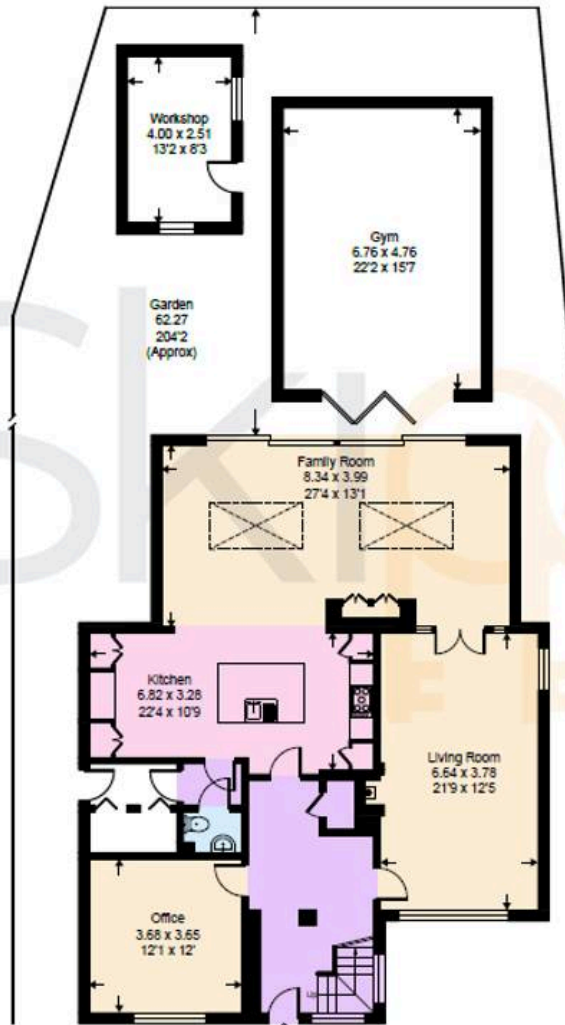




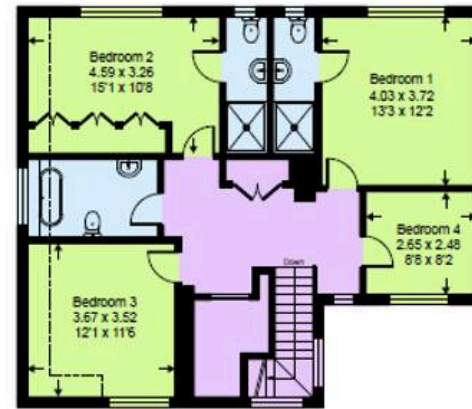


# Sandhurst Lane, TN25

Approximate Gross Internal Area = 208 sq m / 2240 sq ft  
Approximate Outbuildings Internal Area = 42.1 sq m / 454 sq ft  
Approximate Total Internal Area = 250.1 sq m / 2694 sq ft  
(excludes restricted head height)



Ground Floor



First Floor





## Skippers Estate Agents – Ashford

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