



CHRIS PAYNE
exp

Personal Estate Agent

A FAMILY HOME

15 COLLIE DRIVE

Kingsnorth · Ashford

WELCOME

“

There are houses with plenty of bedrooms, and then there are houses that actually give a family enough space to live together without being on top of one another.

This one does the latter. Collie Drive sits in Kingsnorth, on the southern side of Ashford, and from the moment you see the floorplan you can tell why it works so well — space that lets everyone do their own thing, and still come together when they want to.

The kitchen/diner is where everyday life will naturally gravitate. Properly upgraded with sleek dark cabinetry, integrated appliances and ceiling speakers, it connects beautifully to the garden through large sliding doors — open them up and the kitchen, dining space and garden all start working together.

When summer disappears, the separate reception room at the rear has a log burner overlooking the garden — cosy, relaxed, somewhere to retreat to on a cold evening. There's another separate lounge at the front, so no single room is expected to do every job at once, and the fifth bedroom upstairs is currently set up as a dedicated home office, so working from home doesn't mean sacrificing space elsewhere.

Upstairs, five bedrooms — two with their own en suites — are supported by a family bathroom and a downstairs WC. Outside, an established rear garden and an integral garage complete a home that gives a family real space to breathe, in a well-placed Kingsnorth setting close to a park and play area at the end of the road.

- **Five bedrooms**, two with en suites (one currently a home office)
- **Three bathrooms** plus a downstairs WC
- **Two reception rooms** — front lounge & rear room with log burner
- A **superb upgraded kitchen/diner** opening onto the garden
- **Integral double garage** (approx. 18ft x 16ft) & driveway
- An established **rear garden**, made for family life
- A **park & play area** at the end of the road



KITCHEN & DINER



DINING AREA



RECEPTION ROOM & LOG BURNER



ENTRANCE HALLWAY

SPACE THAT WORKS TOGETHER

At the heart of it all is the **kitchen/diner** — sleek dark cabinetry, integrated appliances and even speakers built into the ceiling, with sliding doors that open the whole space onto the garden. At the other end of the house, a separate reception room with a log burner offers a completely different mood for the colder evenings.

— The Principal Bedroom

BEDROOMS & EN SUITES

The principal bedroom is particularly generous, with plenty of wardrobe space and its own shower room. Two of the five bedrooms have their own en suites, with the remaining bedrooms supported by a separate family bathroom.

Three bathrooms upstairs might sound like a luxury — at 7:30 on a school morning, it feels more like essential infrastructure.



— Space To Work & Rest

THE FIFTH BEDROOM & HOME OFFICE

The fifth bedroom is currently set up as a dedicated home office — ideal for anyone working from home, without setting up in the corner of the dining room.

The remaining bedrooms are well-proportioned and versatile — ideal for children, guests, or whatever the family needs next, with the flexibility to convert the office back into a bedroom.

SECOND BEDROOM

HOME OFFICE

OUTSIDE

THE GARDEN & OUTSIDE SPACE

The rear garden feels established and private, with mature planting, lawn and patio areas immediately behind the house — manageable enough not to consume every weekend, but with proper space for children, entertaining and sitting outside.

Large sliding doors and additional glazing from the kitchen/diner bring the garden into everyday life — open the doors and the kitchen, dining space and garden all start working together, making the most of the English summer while it lasts.

- Established **rear garden** with mature planting, lawn & patio
- Direct **indoor/outdoor flow** from the kitchen/diner
- **Integral double garage** (approx. 18ft x 16ft internal) & driveway
- Downstairs WC alongside the main bathrooms



The rear garden and patio, seen from the house

THE AREA

KINGSNORTH & ASHFORD

Kingsnorth gives families a useful middle ground between being close to Ashford and having a more residential, green feel. There's a park and children's play area right at the end of the road, and Kingsnorth CE Primary School describes the community as family-oriented, with further green spaces and playing fields close by — while Ashford town centre is around two miles away.

The area also provides convenient access towards the M20 and Ashford's rail connections — Ashford International puts London St Pancras within around 38 minutes by high-speed rail, while still coming home to a quiet, residential setting. There are local schools and community facilities around Kingsnorth, so families aren't dependent on driving halfway across Kent every time somebody needs something.

NEAREST CENTRE

Ashford town centre — approx. 2 miles

ROAD LINKS

Convenient access to the M20

RAIL

Ashford International — approx. 38 mins to London St Pancras

SCHOOLS

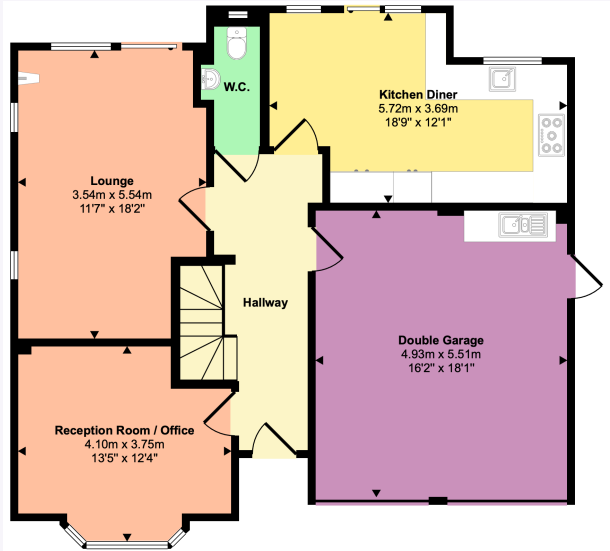
Kingsnorth CE Primary School & local community facilities

NEARBY

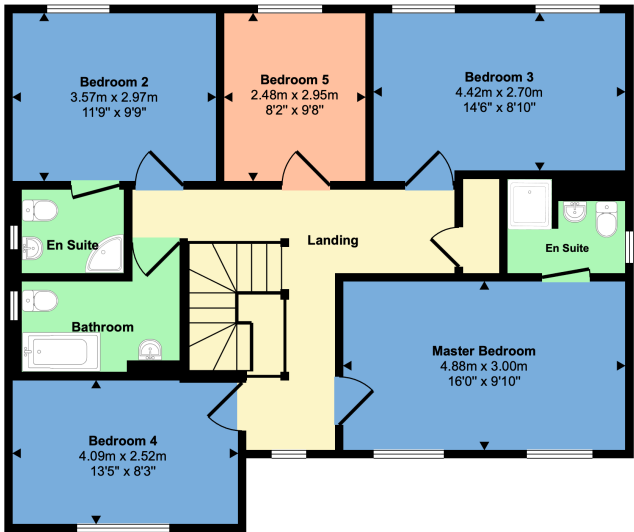
Park & children's play area at the end of the road

THE DETAILS

15 Collie Drive
Kingsnorth, Ashford, TN23 3GR



Ground Floor
Approx 94 sq m / 1015 sq ft



First Floor
Approx 88 sq m / 948 sq ft

5	3	2	1,964
BEDROOMS	BATHROOMS	RECEPTION ROOMS	SQ FT APPROX.
Bedrooms	Five bedrooms (two with en suites); the fifth is currently used as a home office		
Internal Area	1,964 sq ft approx. — 1,015 sq ft ground floor, 948 sq ft first floor		
Garage	Integral double garage, approx. 16'2" x 18'1"		
Parking	Integral garage & driveway		
Downstairs WC	Yes, in addition to the three bathrooms		
Garden	Established rear garden with patio & mature planting		
Location	Kingsnorth, Ashford; convenient for the M20 & Ashford International		

This floorplan is illustrative only and not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error, omission or mis-statement.



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ARRANGE A VIEWING

Message me for the full details or to come and have a look

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