

# Romney Point, Repton Park, Ashford, TN23

Offers in region of: Offers In The Region Of £250,000



# Delightful, Detached, Chain Free, Coach House located in Repton Park.



Hunters are delighted to bring to the market this two-bedroom detached coach house with No chain. It has easy access to the M20 to London, the Kent Coast and The Eurotunnel. Enjoy quiet living with no attached neighbors or communal areas. The property includes an allocated parking space and private garage, and requires no garden maintenance, making it an ideal viewing choice.

Park beneath your home and head upstairs to your private space. Inside, the entrance hall offers storage for shoes and coats, ideal for keeping those belongings out of the way once you've finished the long day! The bright living area features Velux windows. There are two bedrooms, including a large master with two built-in cupboards and an en-suite shower room. The guest bedroom is served by a modern family bathroom with a bath. New carpets and underlay were installed last March.

The centerpiece of this home is the spacious lounge/kitchen/dining area, Comfortable all year-round with plenty of natural light and airflow. The lounge offers ample space for relaxation. The property is well maintained—ready for immediate move-in. Unique features include loft access, a 3x1m-wide under-stairs storage area in the wider-than-standard garage that even a Coupe owner can climb in and out of and also has power and lighting.

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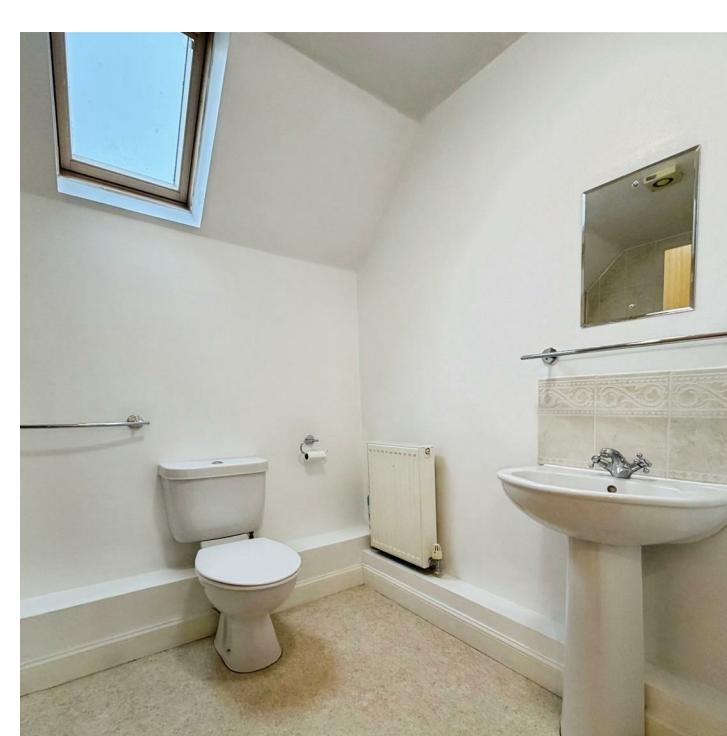
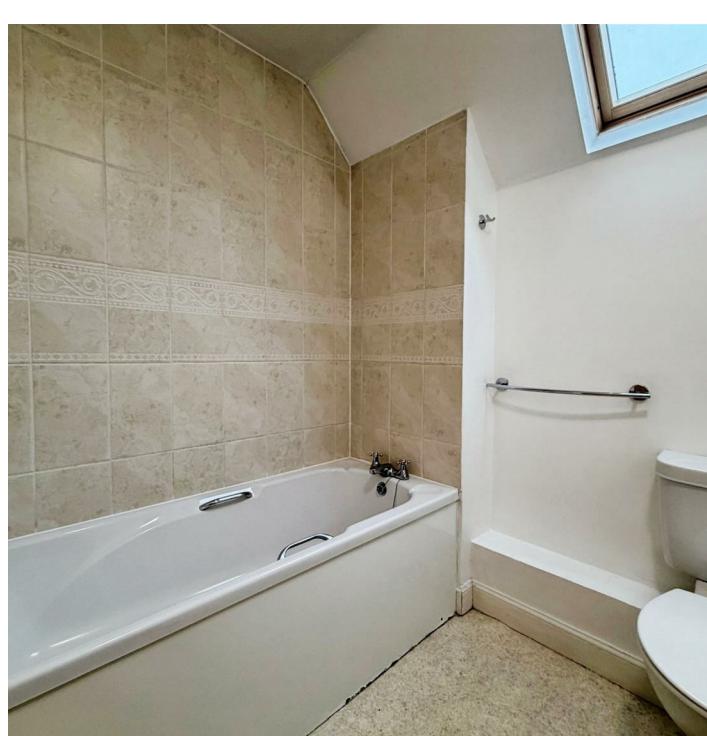
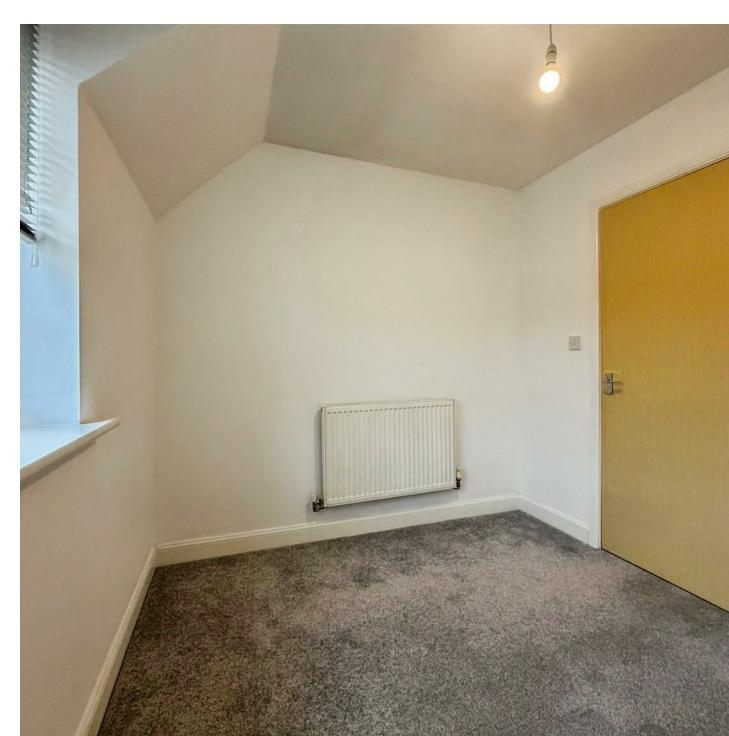
Located within Repton Park, about 2 miles northwest of Ashford Town Centre, the home provides convenient access to M20 junction 9, shops, cinemas, gym and local amenities. Regular trains to London St. Pancras, London Bridge, Charing Cross, and potentially in 2029 – the Continent are available within 15minutes on a bike. Within walking distance are the popular Repton Park, and Godinton Primary Schools, Chimney's pub and restaurant, Waitrose supermarket and Co-op convenience store and other local services and shops. A walk in the other direction takes you to the popular 'Warren', Sainsburys, a 12 screen cinema with IMAX, and a Gym and pool complex. If Location Location Location means anything, this is it.



- Detached, two bedroom Coach House - Repton Park
- Private garage providing parking & unique under-stairs storage facility
- 2nd Bed serviced by family bathroom (with bath)
- Great storage solutions: Loft/Garage/Store room & Walk in airing cupboard
- Leasehold Information: Lease remaining: 103 years | Ground rent: £225 per annum

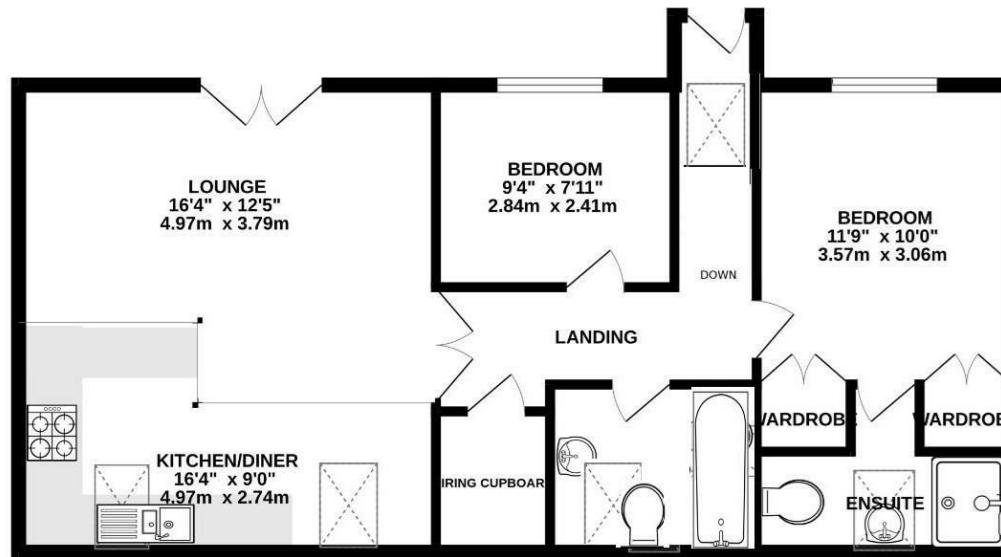
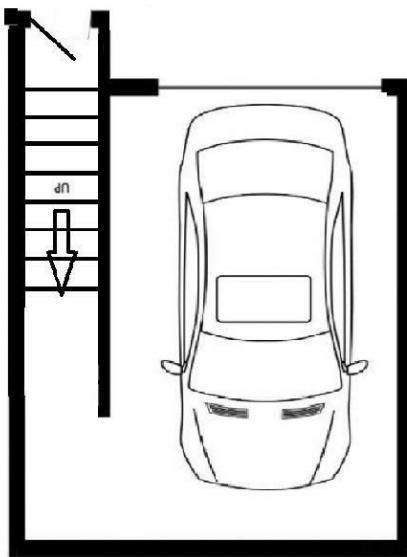
- Brought to the market with no-onward chain complications!
- Principal bedroom offering en-suite shower room & Built in storage
- Fabulous, open plan 'hub' Lounge/kitchen/diner - Great entertaining space
- EPC Rating: C (76) - Council Tax Band: B
- Service Charge: £505 per annum





ENTRANCE FLOOR  
240 sq.ft. (22.3 sq.m.) approx.

1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.