

~ SJM ~
Steven J Moore

EST 1992

ESTATE AGENTS

LISTRON

LEES ROAD | BRABOURNE LEES | ASHFORD | KENT | TN25 6RN



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'FOUR BEDROOM DETACHED HOUSE

WITH FAR REACHING VIEWS OVER FARMLAND'

ACCOMMODATION

GROUND FLOOR

- ENTRANCE HALL • KITCHEN/BREAKFAST ROOM • UTILITY/LAUNDRY ROOM •
- DINING ROOM • SITTING ROOM •

FIRST FLOOR

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

OUTSIDE

- DOUBLE GARAGE • DRIVEWAY • REAR GARDEN •

PROPERTY

Listron is a generous "Fortesque built" four-bedroom detached house dating back to the 1970's standing near the centre of the village and yet enjoying a plot of around ¼ acre and backing directly on to the "Lord Brabourne" Estate with far reaching views over farmland.

The well elevated property has the feeling of a really well-built house that the local Fortesque builders have had a reputation for, in excess of a 100 years and has been extended further to provide excellent family accommodation.

Listron has clearly been well maintained by the current owners and has benefitted from a recently installed quality kitchen but also retaining original parquet flooring to the main living areas.

This individual house now offers entrance hall with cloakroom, extremely spacious sitting room and dining room with access to the rear garden, enormous kitchen/breakfast room with wood fronted units and ceramic tiled floor leading to a large utility/laundry room. The first floor provides a master bedroom with great views and en-suite bathroom, three further good-sized bedrooms and a family bathroom.

Attached to the right-hand side a double garage which could be incorporated into the main accommodation subject to planning consents.

Outside the property is approached over a drive leading to a vast brick block parking area behind a lawn and mature hedge offering a high level of privacy. The rear garden is ideal for family living being largely laid to lawn surrounded by mature shrubs and trees, a patio extends across the rear.

No onward chain.

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

Gas Central Heating, mains water, drainage and electricity.

COUNCIL TAX BAND F

DIRECTIONS

Please call our office for directions to the property.





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Listron, Lees Road, Brabourne Lees, Ashford



Ground Floor - 89.9 sq m / 968 sq ft



First Floor - 76.2 sq m / 820 sq ft

Approximate Gross Internal Area = 166.1 sq m / 1788 sq ft
Garage = 27.3 sq m / 294 sq ft
Total = 193.4 sq m / 2082 sq ft

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. (ID1329169)
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