



Naldicia Kingsford Street, Mersham

Guide Price **£700,000**

Skippers

Naldicia Kingsford Street

Mersham, Ashford

An exceptional and deceptively spacious 1930s home offering over 2,100 sq ft of beautifully presented accommodation, including five bedrooms, three bathrooms, and stunning open-plan living.

Council Tax band: E

Tenure: Freehold

- Located In The Popular Village Of Mersham
- Multi Generational Living Opportunity
- Five Bedrooms
- Expansive Kitchen Dining Area
- Under Floor Heating
- Lounge With Log Burner
- Large Garden
- Three Bathrooms
- Garage
- Off Road Parking



Sitting Room

15' 1" x 13' 6" (4.60m x 4.11m)

This welcoming sitting room is an inviting and versatile space, ideal for both relaxing and entertaining. Bathed in natural light from a wide side-facing window, the room feels bright and airy, accentuated by crisp white walls and warm oak flooring.

Kitchen/Diner

23' 0" x 14' 0" (7.01m x 4.27m)

This open-plan kitchen and dining room with underfloor heating is the true heart of the home.

Utility Room

This thoughtfully designed utility room offers both practicality and convenience in equal measure.

Bedroom One

28' 3" x 14' 4" (8.61m x 4.37m)

Occupying the full width of the top floor, this elegant master suite feels private, spacious and serene. The vaulted ceiling adds architectural interest, while the window frames a peaceful view of the garden.

En-suite

This sleek and modern en-suite is both practical and stylish, featuring a large walk-in shower with full-height tiling and a contemporary rainfall showerhead.

Bedroom Two

15' 7" x 9' 11" (4.75m x 3.02m)

This charming first-floor double bedroom is tucked into the eaves, offering a cosy and characterful space with sloped ceilings and a dormer window that brings in natural light as well as built in wardrobe. The clean white walls and soft carpet create a calm, restful atmosphere, while the layout comfortably accommodates a double bed and essential furnishings.

First Floor Bathroom

This beautifully finished first-floor bathroom combines contemporary design with a touch of luxury. The space features a freestanding bath, perfect for long soaks, and a modern square basin set on a minimalist vanity with open shelving beneath for towels and essentials. The angled ceilings add character, while the soft pastel tones and wood-effect flooring create a calm, spa-like atmosphere. A large window fills the room with natural light.





Bedroom Three

11' 1" x 9' 9" (3.38m x 2.97m)

A bright and comfortable double bedroom located to the front of the home on the ground floor, offering a peaceful retreat with plenty of natural light. The large window creates a fresh, airy feel, complemented by neutral décor and soft carpeting underfoot. A built-in wardrobe behind double doors provides excellent storage while keeping the room clutter-free. Whether used as a guest room, teenager's space, or additional family bedroom, it's a versatile and inviting space that adds to the home's generous layout.

Bedroom Four

11' 1" x 10' 10" (3.38m x 3.30m)

This comfortable ground floor double bedroom is positioned at the front of the property, offering both privacy and flexibility—ideal for guests, multi-generational living, play room or craft room. A wide front-facing window fills the room with natural light, while neutral décor and soft carpeting create a calm, welcoming atmosphere. A lovely, versatile space to suit a range of needs.

Study/Bedroom Five

10' 10" x 9' 0" (3.29m x 2.74m)

Bedroom Five is currently used as a study, offering a quiet and comfortable workspace to the front of the home. Bright and well-proportioned, it benefits from a large window that brings in plenty of natural light, creating an uplifting environment for working from home, studying, or reading. At present it is fitted with a generous desk area, shelving, and room for seating, the space is both practical and versatile. Whether retained as a home office or repurposed as a fifth bedroom, guest room, or hobby space, it's a valuable addition that adds flexibility to the home's layout.

Bathroom

This stylish ground floor bathroom is both warm and welcoming, benefitting from underfloor heating for year-round comfort. Finished with elegant floor-to-ceiling tiling and a charming mosaic border, the space features a modern white suite with a vanity basin, concealed cistern WC, and a full-size bath with glass shower screen.

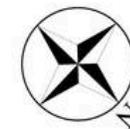






Kingsford Street, TN25

Approximate Gross Internal Area = 179 sq m / 1927 sq ft
 Approximate Garage Internal Area = 12.5 sq m / 135 sq ft
 Approximate Outbuilding Internal Area = 27.5 sq m / 297 sq ft
 Approximate Total Internal Area = 219 sq m / 2359 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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