



Whinchat Close

Ashford





Introducing

With open views across lake and countryside is this stunning "The Windsor" design spacious family home located in the semi rural Sevington Lakes development of Ashford which was constructed in 2023.

The immaculately presented accommodation comprises of entrance hall, sitting room, study, kitchen dining room, utility room and cloakroom to the ground floor.

The principle bedroom has a balcony to the front where the views can be enjoyed with a dressing room and ensuite. There are a further two double bedrooms and a family bathroom on the first floor.

The top floor consists of a further two double bedrooms and a shower room.

The enclosed rear garden is mainly laid to lawn with a patio seating area and gate leading to the carport with driveway providing off road parking for several cars.

At a Glance

Whinchat Close

Ashford, TN25

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Offers In Excess Of

- MODERN DETACHED " WINDSOR" DESIGN FAMILY HOME
- KITCHEN / DINING ROOM
- STUDY
- BALCONY
- CARPORT AND DRIVEWAY
- FIVE DOUBLE BEDROOMS
- UTILITY ROOM
- EN SUITE AND DRESSING ROOM
- FAMILY BATHROOM AND FURTHER SHOWER ROOM
- 7 YEARS REMAINING ON NHBC WARRENTY





In Detail

Entrance

Hallway

Stairs to first floor, storage cupboard, radiator, Amtico flooring

Sitting Room

Double glazed bay window to front with open views, radiator,

Study

Double glazed window to front with open views, Amtico flooring, radiator

Utility Room

Double glazed window to side, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, Amtico flooring, radiator

Cloakroom

Low level w/c, pedestal wash hand basin with mixer tap, extractor fan, Amtico flooring, radiator

Kitchen / Dining Room

Double glazed window to rear, double glazed French doors opening onto the rear garden, modern kitchen with a range of matching wall and base units, inset one and a half bowl stainless steel sink with mixer tap, five ring gas hob with splash back and extractor hood, double eye level oven, integrated dishwasher, integrated fridge freezer, Amtico flooring, radiator

Landing

Double glazed window to front, storage cupboard, radiator, stairs to second floor

Bedroom

Double glazed French doors to front, radiator

Balcony

Open views across lake and fields

Dressing Room

Range of fitted wardrobes to two walls, radiator

En Suite

Double glazed frosted window to rear, step in double shower cubicle, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, extractor fan, electric shaver point. tiled floor, tiled walls, Amtico flooring

Bedroom

Double glazed window to rear, radiator

Bedroom

Double glazed window to front with open views, radiator

Family Bathroom

Double glazed frosted window to rear, modern white suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, extractor fan, electric shaver point, Amtico flooring, tiled walls

Landing

Bedroom

Double glazed window to front with open views to front, radiator

Bedroom

Double glazed window to front with open views, radiator

Shower Room

Double glazed frosted window to rear, step in double shower unit, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, extractor fan, electric shaver point, Amtico flooring, tiled walls

Gardens

Enclosed rear garden with patio and lawn, gate to carport.

There is a decorative stone garden to the front

Carport and Driveway

To side Bloc paved driveway providing off road parking for three cars

Tenure

Freehold

Services

All mains services are connected

Council Tax

Ashford Borough Council Band F



Floorplan



**GOULD
HARRISON**

1 Middle Row, Ashford, Kent, TN24 8SQ

01233 646411

sales@gouldharrison.co.uk


Key Information

Offers In Excess Of £600,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | F

Energy Efficiency Band | B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		92
(61-81) B	85	
(69-80) C		
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.