



The Dragonfly Main Road, Sellindge

In Excess of £600,000

Skippers

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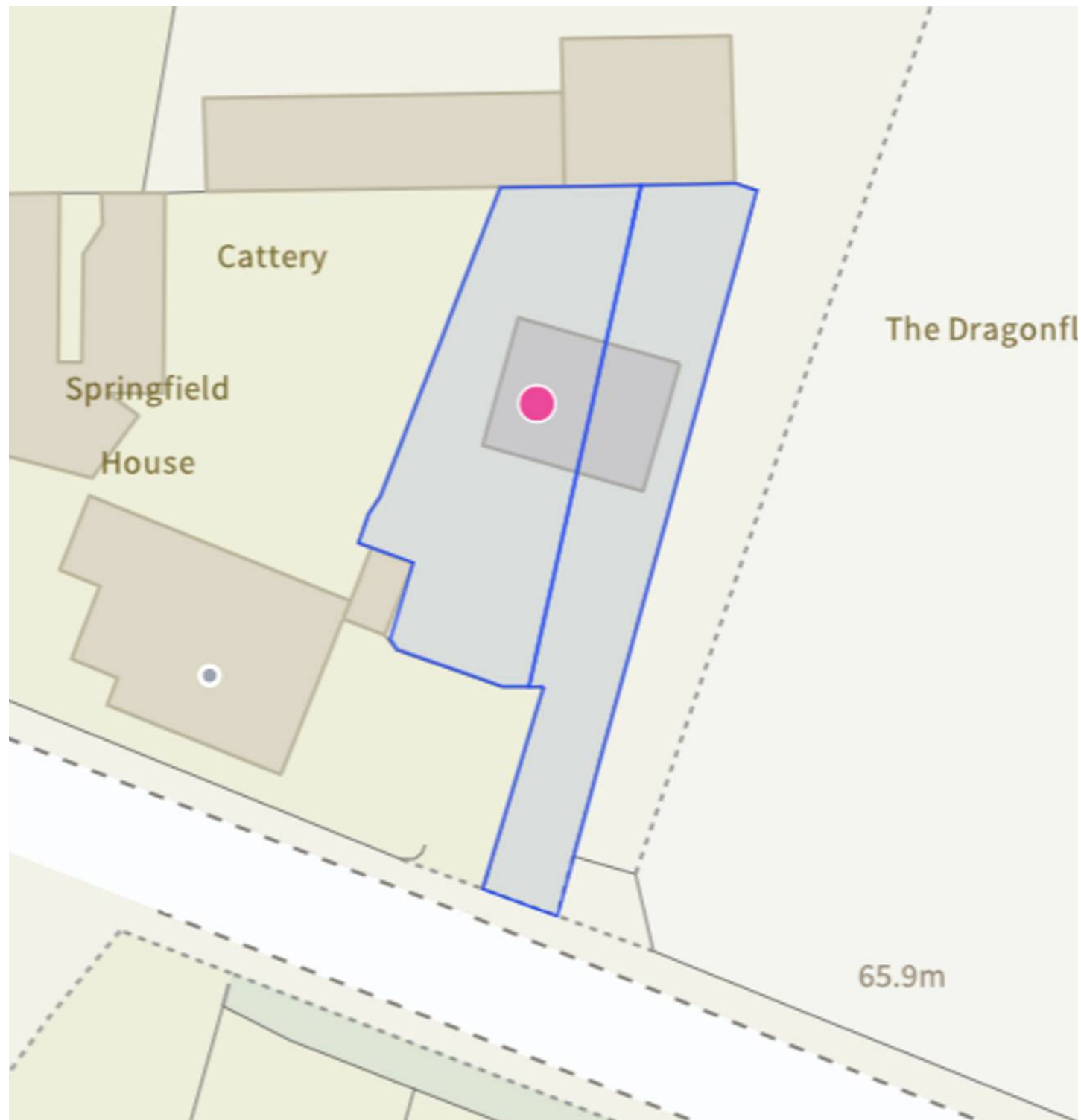
Sellindge, Ashford

Exceptional 3-4 bed detached German built Hanse Haus in Sellindge. EPC A, solar panels, flexible layout, open plan living, large garden, workshop, studio, double car port and ample parking. Quiet village spot.

Council Tax band: F

Tenure: Freehold

- Individual Detached Property, designed and constructed by German Hanse Haus
- Flexible Accommodation offering 3 or 4 Bedrooms
- Rarely seen EPC rating of A offering exceptional Energy Efficiency and very Low Utility Bills
- Solar Panels, Water Softener' Rain Harvester Water Tank, Under Floor Heating throughout
- Convenient and Secluded Sellindge Village Location with Good Links to Ashford, Hythe, Folkestone and Village Amenities including Coop with Post Office & Premier, Coffee Shop, Schooling and Playpark
- Peaceful and Private Secluded Plot away from Main Road
- Assortment of Outside Sheds/Work Shops and Storage options
- Double Car Port with automatic lighting with Sweeping Driveway for 4 Vehicles plus
- Luxury Family Bathroom, En suite and Ground Floor Cloakroom
- Modern Open Plan Living with Lovely Kitchen offering Sociable Entertaining Space and Convenient Utility Room



Entrance Hallway

Stairs leading to first floor, coat storage, open plan through to Kitchen/Diner/Lounge area with doors through to Study/Bedroom, Utility Room and Cloakroom.

Cloakroom

Low level wc, wash hand basin, wider doors for wheelchair access, obscured window to side and partially tiled walls.

Living Room

14' 8" x 11' 1" (4.47m x 3.38m)

Double aspect with large floor to ceiling windows to side and tilt and turn patio door to rear.

Dining Area

14' 8" x 13' 9" (4.47m x 4.19m)

Tilt and turn doors to rear garden, solid fuel burner which can be used as back up heating source in case of power cut.

Kitchen

13' 3" x 8' 7" (4.04m x 2.62m)

Luxury Kitchen with good range of white gloss cupboards and drawers beneath work surfaces with additional wall mounted units. Island with additional cupboards and wine storage, electric hob with extractor over. Window to side and tilt and turn double doors to rear. Range of integrated goods including Lamona double eye level oven, Electrolux dishwasher and Fridge/Freezer, inset spotlights, ceramic sink with Quooker Cube mixer tap.

Utility Room

Window outlook to front, range of white gloss cupboards and drawers beneath work surfaces, space and plumbing for washing machine and tumble dryer, sink with mixer tap, air source heat pump with tall tank in cupboard.





Bedroom/Office

11' 8" x 11' 1" (3.56m x 3.38m)

Double aspect with tilt and turn windows to front and side.

Landing

Large attractive windows with outlook to front.

First Floor Sitting Room

Originally plans to be used as Bedroom 4 but offered exceptional opportunity for private first floor Sitting Area.

Bedroom

13' 1" x 11' 0" (3.99m x 3.35m)

Double aspect with window to side and velux window to rear.

En-suite

White suite comprising low level wc, wash hand basin with mixer tap, fully tiled shower cubicle, obscured window to side, fully tiled walls.

Bedroom

15' 0" x 11' 0" (4.57m x 3.35m)

Large windows to rear with lovely views.

Bedroom

13' 1" x 11' 1" (3.99m x 3.38m)

Floor to ceiling window outlook to side.

Family Bathroom

White suite comprising low level wc, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, heated towel radiator, Velux window outlook to front, tiled walls.









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Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



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