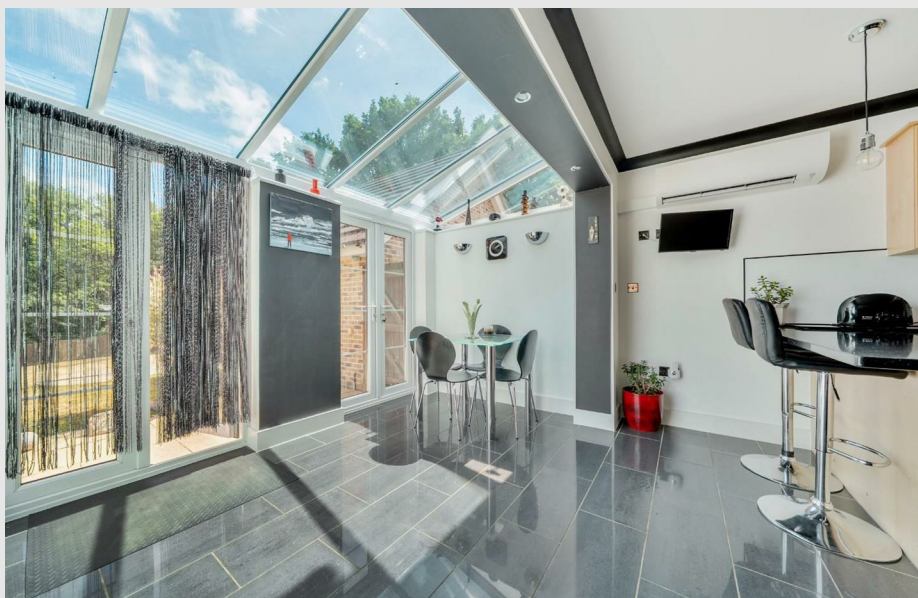




# Hoads Wood Gardens

Ashford





# Introducing

A most impressive detached family home in an exclusive cul de sac position, backing on to Woodlands.

Set in around 1/4 of an acre, the light and airy accommodation includes an inviting hallway with contemporary glass panelled staircase, study/family room, sitting room, dining room, cloakroom and stunning kitchen/breakfast room with underfloor heating to the ground floor.

The upper floor offers four double bedrooms accessible from a large landing space with two en suite showers and family bathroom/WC.

A generous rear garden provides a wonderfully secluded feel and backs on to woodland complemented by the detached double garage and driveway for ample off road parking and storage.

Solar panels are installed along with an EV charging point and all mains services.

Hoads Wood Gardens is an exclusive cul de sac just off Sandyhurst Lane, only two miles north-west of Ashford town centre with many wonderful countryside walks on the doorstep. Several schools of good standing are within easy reach as are various transport links including J9 of the M20 and Ashford mainline station.

# At a Glance

## Hoads Wood Gardens

Ashford, TN25

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Price £775,000



- EXECUTIVE DETACHED HOUSE
- TWO EN SUITE & FAMILY BATHROOM
- DETACHED DOUBLE GARAGE & DRIVEWAY
- SPACIOUS KITCHEN/BREAKFAST ROOM
- UTILITY & GROUND FLOOR CLOAKROOM
- FOUR DOUBLE BEDROOMS
- FABULOUS GARDEN BACKING ON TO WOODLAND
- APPROX 1/4 ACRE PLOT
- STUDY & DINING ROOM
- SOLAR PANELS AND EV CHARGING POINT





# In Detail

## Location

Ashford is the best connected town in Kent set in the heart of beautiful countryside. A thriving commercial and residential town home to high tech engineering , world dance and theatre activity and a host continuing family businesses and new firms that have chosen Ashford as an ideal location.

Ashford was once a modest market town at a crossing point on the Kentish Stour ,the cattle market charter dates from 1243 when there were drovers routes in from the surrounding villages throughout the middle ages . By the 1600's Ashford had several successful families and in 1663 Sir Norton Knatchbull started an Ashford school. That building is now the Ashford Museum, the Norton Knatchbull school continues in the town today with 5 other secondary schools. In the 1840's Ashford was transformed by the arrival of the railway; connecting Ashford to London and the channel ports ; the market moved to be alongside the railway and everything travelled by train; Ashford had a railway works building engines and wagons for over 150 years. Today it is still a centre of railway engineering expertise. In the 1990's Ashford became the centre for High Speed Rail which carved through the town , moving the market once again: to an out of town site on the new Orbital industrial park ,connecting to the recently opened M20 motorway. By 2009 South East trains were running high speed between Ashford and London cutting the journey from 1hr10 to 38 minutes.

The former market area along the railway is now multi screen cinema and event destination space, and part of the former railway works is now a landmark designer outlet centre created by the international architect Richard Rogers.

With a wide range of shopping and eating at the outlet centre , a range of supermarkets across the town and thriving industrial and retail parks, Ashford has attracted a lot of new build housing widening the choice in the town. As Kent has a thriving tourist industry there is also much to see and do out and about in what used to be known as the garden of Kent, that has become the vineyards of Kent.

## Entrance Hall

Contemporary staircase to first floor, tiled flooring, large built in storage cupboard, radiator, doors to:

## Sitting Room

Double glazed French doors to rear, radiator. electric wood effect fire, air conditioning.

## Dining Room

Double glazed window to front, radiator.

## Study/Family Room

Double glazed window to front, radiator.

## Cloakroom

Low level WC, wash basin with localised tiling, extractor fan.

### Kitchen/Breakfast Room

A fabulous space for the family with twin double glazed French doors to rear and partial glazed roof covering. A very generous range of fitted wall and base units with granite worktops, twin eye level electric oven, microwave, four ring induction hob with extractor hood over, stainless steel one and half bowl sink with mixer tap and drainer unit, integrated dishwasher, cupboard housing gas fired boiler, breakfast bar, air conditioning unit.

### Utility

Double glazed casement door to rear. stainless steel sink with mixer tap and drainer unit, integrated washing machine.

### First Floor Landing

Double glazed window to front, airing cupboard, loft access, doors to:

### Bedroom One

Double glazed window to rear, built in wardrobes, radiator, air conditioning unit.

### En Suite

White suite comprising a raised cubicle housing mains shower with glazed screen and tiled surround, low level WC, vanity unit with wash basin inset, heated towel rail, frosted double glazed window to side, extractor fan.

### Bedroom Two

Double glazed window to front, radiator, coved ceiling.

### En Suite

White suite comprising a raised cubicle housing mains shower with glazed screen and tiled surround, low level WC, pedestal wash basin, heated towel rail, frosted double glazed window to side, extractor fan.

### Bedroom Three

Double glazed window to front, radiator.

### Bedroom Four

Double glazed window to rear, radiator.

### Family Bathroom

White suite comprising a panelled bath with mains shower and glazed screen, low level WC, pedestal hand basin, heated towel rail, frosted double glazed window to rear, extractor fan.

### Gardens

A fabulous outside space backing on to woodlands, expansive lawned area and paved patio, panelled enclosed fencing, ambient lighting, outside cold water tap, personal door to garage.

### Detached Double Garage & Driveway

Driveway providing off road parking leading to a detached double garage with electric door, power, lighting, personal door to garden and EV charging point.

### Tenure

Freehold

### Services

All mains services connected.

Solar panels are installed.

### Council Tax

Ashford Borough Council Tax Band: F



# Floorplan



**GOULD  
HARRISON**

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# Key Information

Price £775,000 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) <b>A</b>			
(61-91) <b>B</b>		88	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.