

MARTINS
ESTATES

SALES AND LETTINGS

128 Lower Vicarage Road, Kennington, Ashford, TN24 9AP

Offers In The Region Of £775,000

Occupying a generous and secluded plot of approximately one-third of an acre (subject to confirmation), this beautiful four-bedroom detached chalet-style home offers the perfect blend of contemporary open-plan living and versatile accommodation. Boasting over 155 feet of frontage, the property enjoys a private and peaceful setting, with an extensive block-paved driveway providing ample off-road parking for numerous vehicles, including a secure space behind double gates.

Internally, the heart of the home is the exceptional open-plan kitchen/dining/family room, measuring an impressive 23'11" x 22'8". Designed with both entertaining and family life in mind, this light-filled space features bi-fold doors to both the front and rear gardens, a generous dining area with room for an 8–10 seater table. Stylish kitchen with two pyro-clean ovens, 5 ring gas hob, with extractor hood, integrated dishwasher, full-height larder fridge and separate full freezer. Worktops span two walls, complemented by an extensive range of storage units and an island with breakfast bar seating for four.

The ground floor further offers a welcoming sitting room with fitted woodburning stove, a generous study, a modern downstairs WC, and a large garage/workshop accessible from the interior and rear of the property. A useful utility cupboard with space and plumbing for a washing machine and tumble dryer..

Upstairs, the property features four well-proportioned double bedrooms, the master bedroom has an ensuite shower room with WC and wash hand basin and a second bedroom with walk-in dressing room that can be easily converted to provide an additional ensuite. The remaining bedrooms are served by a luxury family bathroom complete with twin basins, WC, and a bath with overhead drench shower.

Externally, the landscaped rear garden is laid mainly to lawn, fully enclosed and not overlooked, offering excellent privacy. A substantial patio area provides an ideal space for al fresco dining.



First Floor

Open Plan Kitchen / Family Room
23'11" x 22'7"

Sitting Room
15'2" x 14'9"

Study
11'10" x 11'5"

Garage/ Workshop
19'7" x 10'1"

Second Floor

Bedroom 1
16'7" x 14'4"

Bedroom 2
11'3" x 9'9"

Bedroom 3
14'0" x 8'11"

Bedroom 4
12'9" x 8'0"

















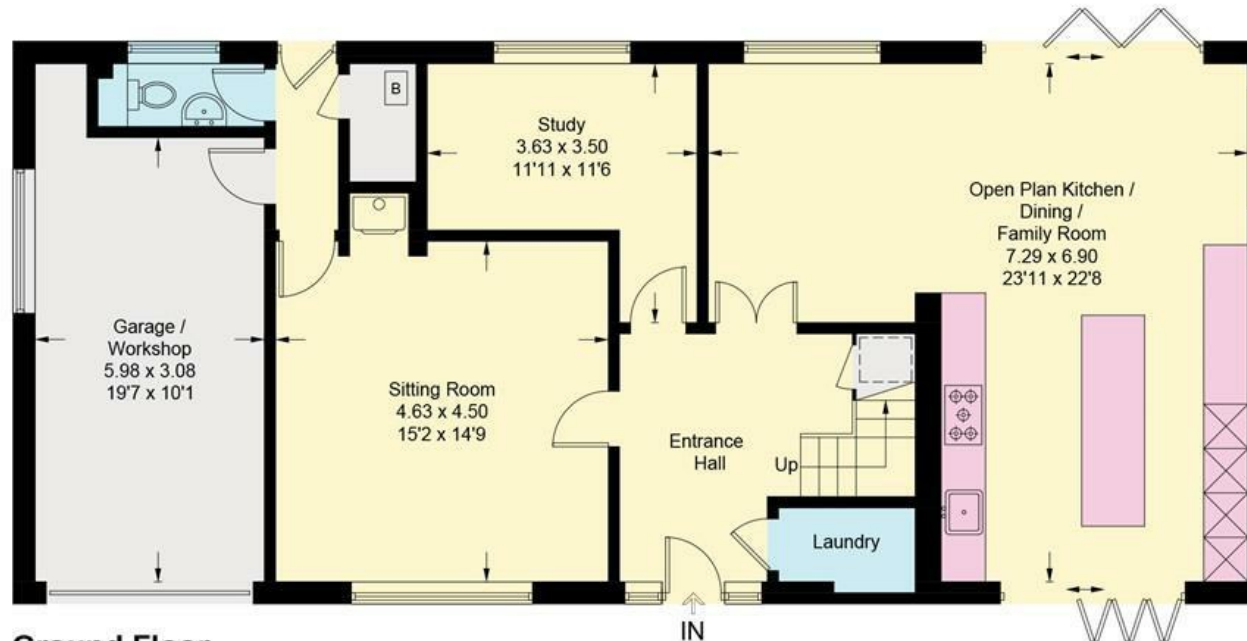
Lower Vicarage Road, Ashford, TN24

Approximate Gross Internal Area = 196.5 sq m / 2115 sq ft
(Including Garage & Workshop)

 = Reduced headroom below 1.5m / 5'0

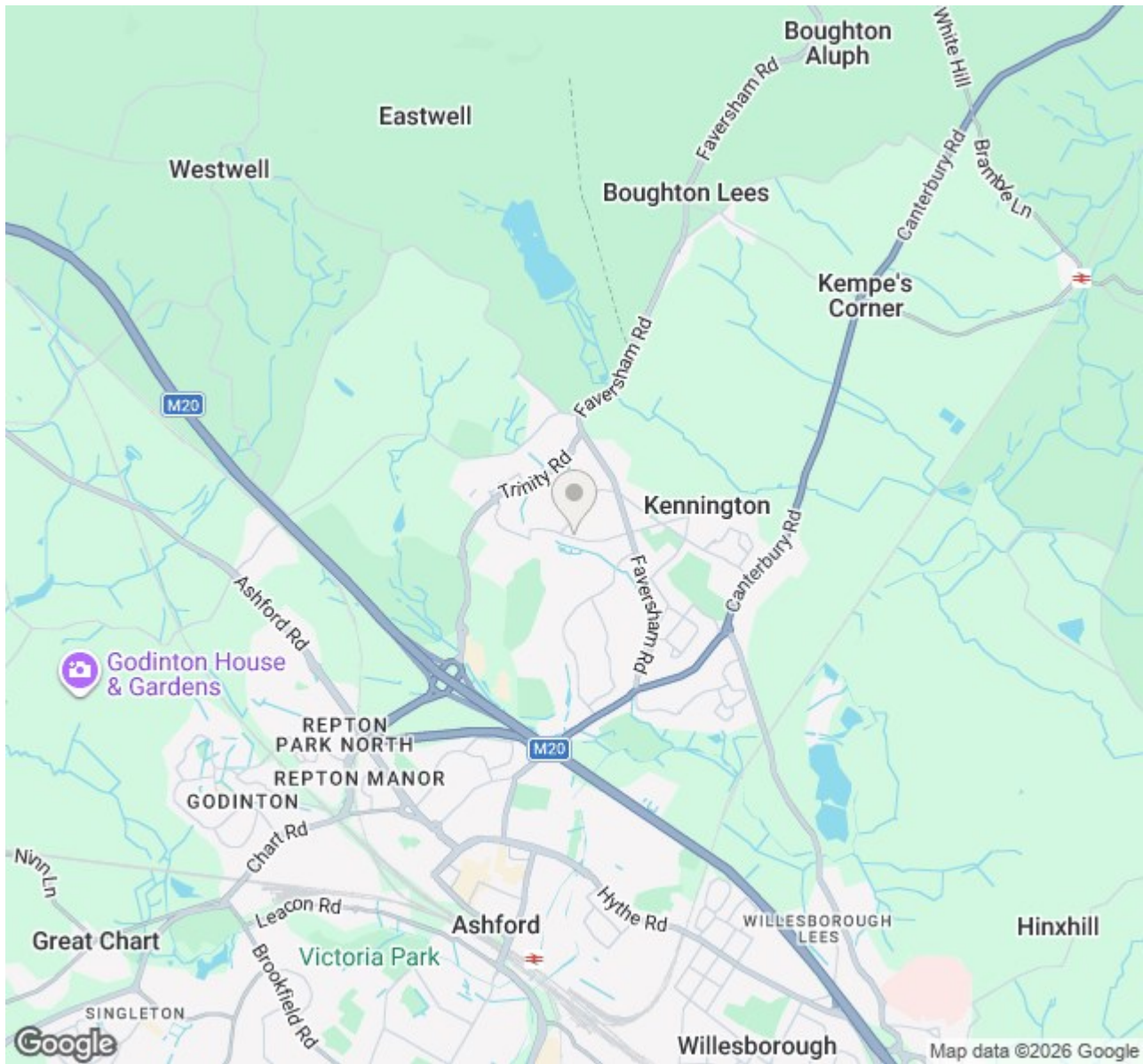


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
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Energy Rating		
	Current	Potential
Lower running costs		
Higher running costs		
Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Tel: 01233 610444 www.martinesestates.co.uk email: sales@martinesestates.co.uk

