

SJM

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EST 1992

ESTATE AGENTS

5 BIRCHOLT FORSTAL

BRABOURNE LEES | ASHFORD | KENT | TN25 5LF



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'IMPRESSIVE FIVE BED SEMI-DETACHED HOUSE

WITH IMPRESSIVE VIEWS'

ACCOMMODATION

GROUND FLOOR

- SITTING ROOM • DINING AREA, CONSERVATORY, KITCHEN •
 - UTILITY/LAUNDRY ROOM • BEDROOM •

FIRST FLOOR

- FOUR BEDROOMS ONE with EN-SUITE BATHROOM •

OUTSIDE

- GATED OFF STREET PARKING TO FRONT •
 - LAWNED GARDEN with RAISED PATIO • GARAGE •

SITUATION

With far reaching fields to the rear this impressive five bedroom semi detached house has the benefit of wonderful surrounding countryside but the practicality of being walking distance to the village of Brabourne Lees. The property has been substantially extended to create a wonderful family home of some 1783 sq ft standing in a superb corner plot directly backing onto open farmland.

The ground floor provides extensive living space with porch leading to an inner hallway, large double bedroom to front, very spacious 25ft kitchen/dining room with peninsula work surface and corner range cooker, double doors to an equally impressive sitting room with further double doors to a west facing conservatory enjoying the amazing views, in addition there is a utility/laundry room and WC to side.

On the first floor you will find four generous bedrooms and family bathroom with the master bedroom being particularly roomy with great views and a large modern en-suite with walk-in shower room.

Outside the front provides a wealth of gated off street parking leading to a detached double garage. To the rear the lawned garden opens to a wide corner plot with a raised patio from the conservatory taking full advantage of the sunsets and views.

SERVICES

Mains Gas, mains water and electric

COUNCIL TAX BAND C







5 Bircholt Forstal, Lees Road, Brabourne Lees, Ashford



Ground Floor - 94.5 sq m / 1017 sq ft

First Floor - 71.2 sq m / 766 sq ft

Approximate Gross Internal Area = 165.7 sq m / 1783 sq ft

Outbuilding = 28.7 sq m / 309 sq ft

Total = 194.4 sq m / 2092 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1310384)

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