

Arthur Maybury Close, Ashford TN23 3SN

Guide Price £425,000 - £450,000



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Arthur Maybury Close, Ashford TN23 3SN



**GUIDE PRICE: £425,000 - £450,000.** Hunters are delighted to welcome to the market this modern three double bedroom detached family home with a garden you can enjoy, which ought to be top of your viewing list! People frequently say, "it's difficult to find a decent sized three-bedroom home" – Well, don't hesitate, and book your viewing straight away to appreciate this well presented home, with beautifully landscaped rear garden. It all started in the Spring of 2017, when the owners reserved off plan, and have resided here ever since.

Nestled within the popular Repton Park development, is this immaculately presented three bedroom, detached, attractive family home. As you park up on your large drive - wander in through your front door into this turn-key style property, you won't regret adding this to the top of your viewing list. Offering both that still luxurious, almost new-like presentation and finish, along with the blend of tasteful décor and spacious rooms for the family. In brief, the ground floor accommodation consists of a ground floor W/C that you would expect from a family home, a wonderful fitted kitchen/diner that is bathed in light due to the well placed windows at either end of the home. The kitchen itself has a good array of wall and base units, whilst offering plenty of integrated appliances.

As well as a smart, modern kitchen/diner, across the hall, you will discover the comfortable reception room that occupies the left-hand side of the ground floor. The lounge space allows the family to unwind and relax together whilst not feeling on top of one another, why not leave those patio doors ajar that lead out into the landscaped rear garden. Lastly, the ground floor is finished well with a handy storage cupboard, easing the strain on all that comes with family life.

The stairs rise from the entrance hall, and here you will find a light hallway upstairs - as well as 3 double bedrooms, including master bedroom with a modern en-suite shower room. The guest & 3rd bedroom are equally as spacious and provide double rooms, important for a family home. Both bedrooms are serviced by the family bathroom that offers a shower over bath, wash hand basin & WC too. There is the addition of a useful storage airing cupboard, ideal for linen storage.

At the rear of the home is where the vendors have spent many of long weekends. It's a garden where music has been played, family and friends have gathered, and the fondest of memories made by the current owners. It's a space that will be truly missed, but now is longing for it's next beneficiary. From what was a lawned basic garden, with a handful of paving slabs – is now a truly special space – ideal for the sun worshippers. There is a large decking area to the rear, great for seating and entertaining guests in the summertime, as well as a patio area and a portion that has artificial lawn laid, as well as side access to the driveway.

Where am I? The home is situated within Repton Park, approx. 2 miles to the north west of Ashford's Town Centre and affords easy access to junction 9 of the M20. It also benefits from public transport links to the Town Centre and International Train Station, with regular services to London St. Pancras and the Continent. Also, within walking distance are the popular Repton Park and Godinton Primary Schools, as well as the Chimney's pub and restaurant, Waitrose supermarket and Co-op convenience store, as well as other local services and shops.

All mains services are connected, but none have been tested by the agent.



- A well Presented, Three Bedroom Detached Family Home
- Popular Repton Park Location, Within walking distance to Waitrose
- Turn-key property, Presented well throughout
- Principal room with en-suite
- Estate Fee: £293.90 per annum

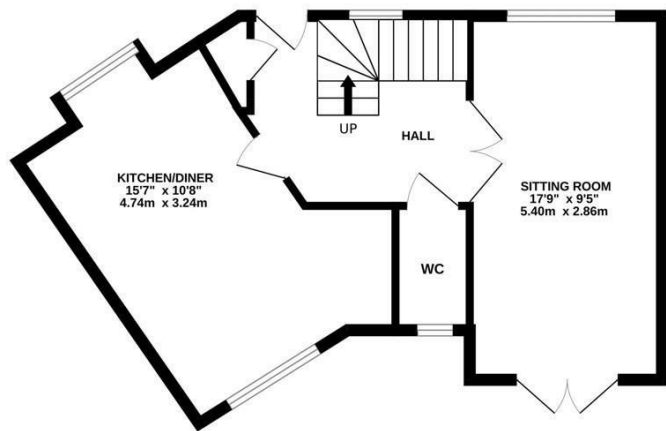
- Constructed in 2017 by well regarded Persimmon Homes
- Spacious lounge with doors onto the rear garden
- Driveway parking and ample visitor bays within the area
- Main bathroom and downstairs W/C
- EPC: C (80) Council Tax Band: E



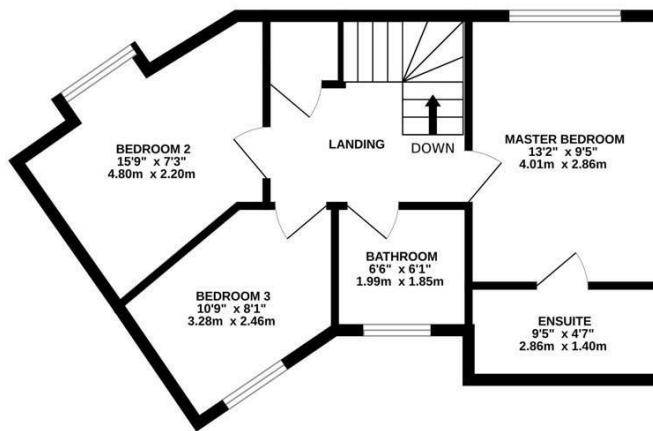
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GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

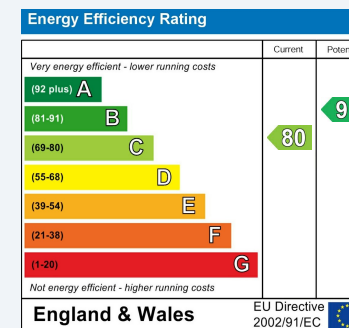
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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