



The Street Ash

- Charming Village Location
- Detached Four Bedroom House
- Double Glazed Throughout
- Generous Reception Rooms
- Beautiful Sunny Garden
- Views to the Front
- Driveway for Several Cars
- Tandem Detached Garage

Price Guide
£550,000-£570,000





PRICE RANGE: £550,000 - £570,000. Nestled in the lovely village of Ash, a delightful detached house that has been lovingly nurtured by the present owners. The generous living accommodation includes: entrance porch, inner hallway, downstairs cloakroom, spacious through lounge and dining room, fitted kitchen, four bedrooms, family shower room.

There are fantastic views to the front overlooking open countryside and views of Ash church, to the rear the garden back onto horse paddocks and grazing fields. Oil fired central heating with radiators throughout, double glazing, large west facing rear garden and long driveway with ample parking and a tandem detached garage.

The rural village of Ash sits high on the North Downs in the Sevenoaks district of Kent, it shares the parish of Ash-cum-Ridley with the nearby village of Ridley. Ash offers two country pubs both within walking distance, a village hall and is home to the beautiful church of St Peter & St Paul. Located close by The London Golf Club, which hosts the European Open and PGA European tour. Ash is within easy driving distance of the shops and schools at New Ash Green, Hartley and Longfield which offers a mainline railway station to London Victoria, there are also bus routes and coach services giving access to grammar schools and the recently built Longfield Academy. The A2, M25 and M20 provide links to both Gatwick and Heathrow airports, London, Bluewater, the channel ports and new international railway station at Ebbsfleet providing a 20 minute link to London St Pancras.

Lounge/Diner - 8.74m x 4.45m (28'8" x 14'7") - Double glazed window to front, double and single radiators, fireplace with electric fire, ornate plaster wall alcove for display, centre ornate plaster arch to dining room, double glazed French doors to garden, double radiator, serving hatch from kitchen.

Fitted Kitchen - 3.23m x 3.00m (10'7" x 9'10") - Double glazed window to rear with shutters, fitted units including stainless steel sink unit with mixer tap with base units under, contrasting work top surfaces, part tiled walls, space and plumbing for washing machine and dishwasher, further base cupboards, work top surface and breakfast bar, tiled floor, built in ceramic hob with extractor hood above, under stairs space.





Half Landing - Double glazed arched window to side.

Landing - Access to insulated loft, built in heated linen cupboard with hot water cylinder and immersion heater.

Bedroom One - 5.00m x 3.18m (16'4" x 10'5") - Double glazed window to front with fabulous views over open fields, built in wardrobes, radiator.

Bedroom Two - 3.18m x 3.18m (10'5" x 10'5") - Double glazed window to front again with great views, built in wardrobes, radiator.

Bedroom Three - 4.17m x 2.18m (13'8" x 7'1") - Double glazed window to rear, radiator.

Bedroom Four - 3.18m x 2.26m (10'5" x 7'4") - Double glazed window to rear, radiator.

Shower Room - Opaque double glazed window to rear, fully tiled large shower cubicle, part tiling to other walls, low level WC, bidet, vanity wash hand basin with work/display surface with base cabinets under, heated towel rail.

Rear Garden - West facing so offering generous amounts of sunshine throughout the day, beautifully kept with some delightful planting, shrubs and flower borders, mainly laid to lawn, patio area, greenhouse, water butts, garden path leading to a further enclosed area with storage shed and large vegetable patch, backing onto paddocks.

Driveway - Parking for numerous vehicles with bespoke wrought iron gates.

Tandem Garage - 7.57m x 2.39m (24'10" x 7'10") - Electric up and over door, power and light, plenty of storage room.

Tenure: Freehold

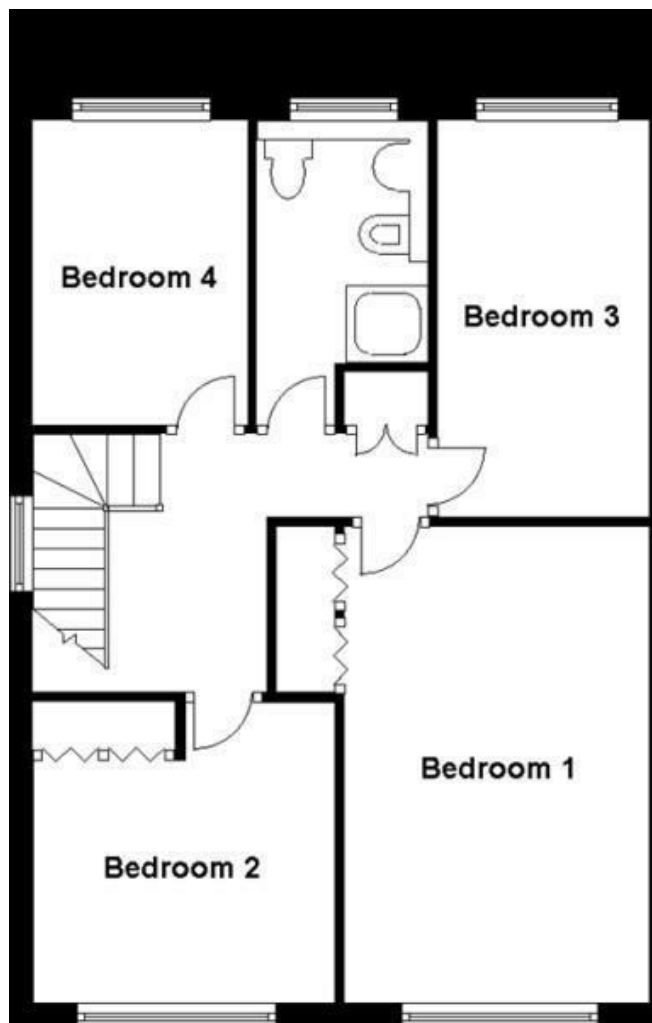
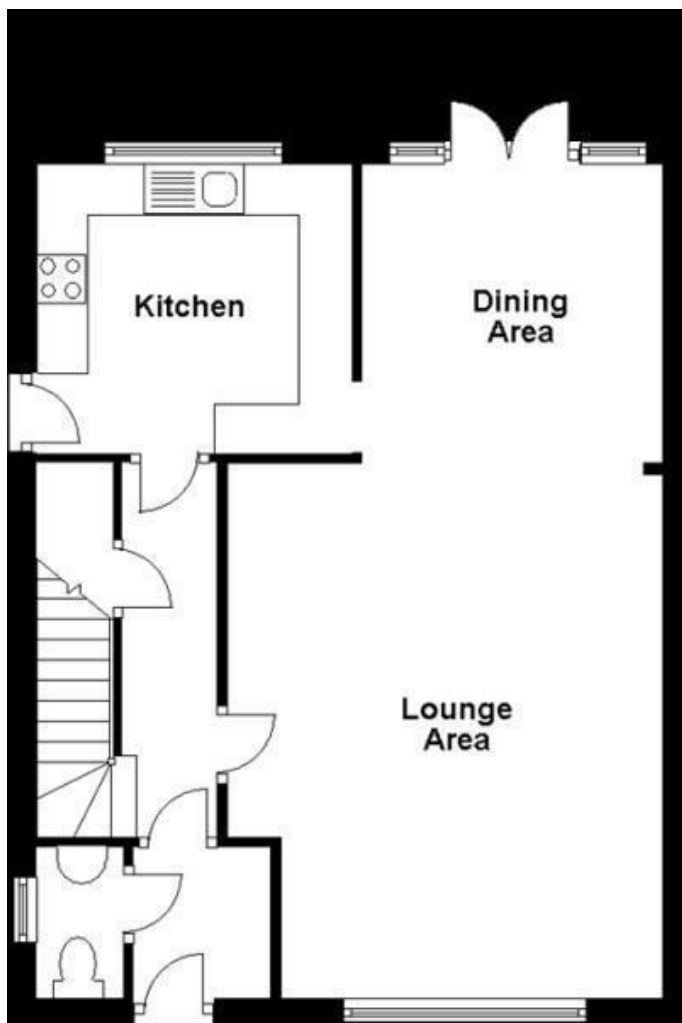
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.









Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-149kWh A		
91-101kWh B		
80-90kWh C		
69-80kWh D		
58-68kWh E		
47-57kWh F		
36-46kWh G		
Not energy efficient - higher running costs		
England & Wales		

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.