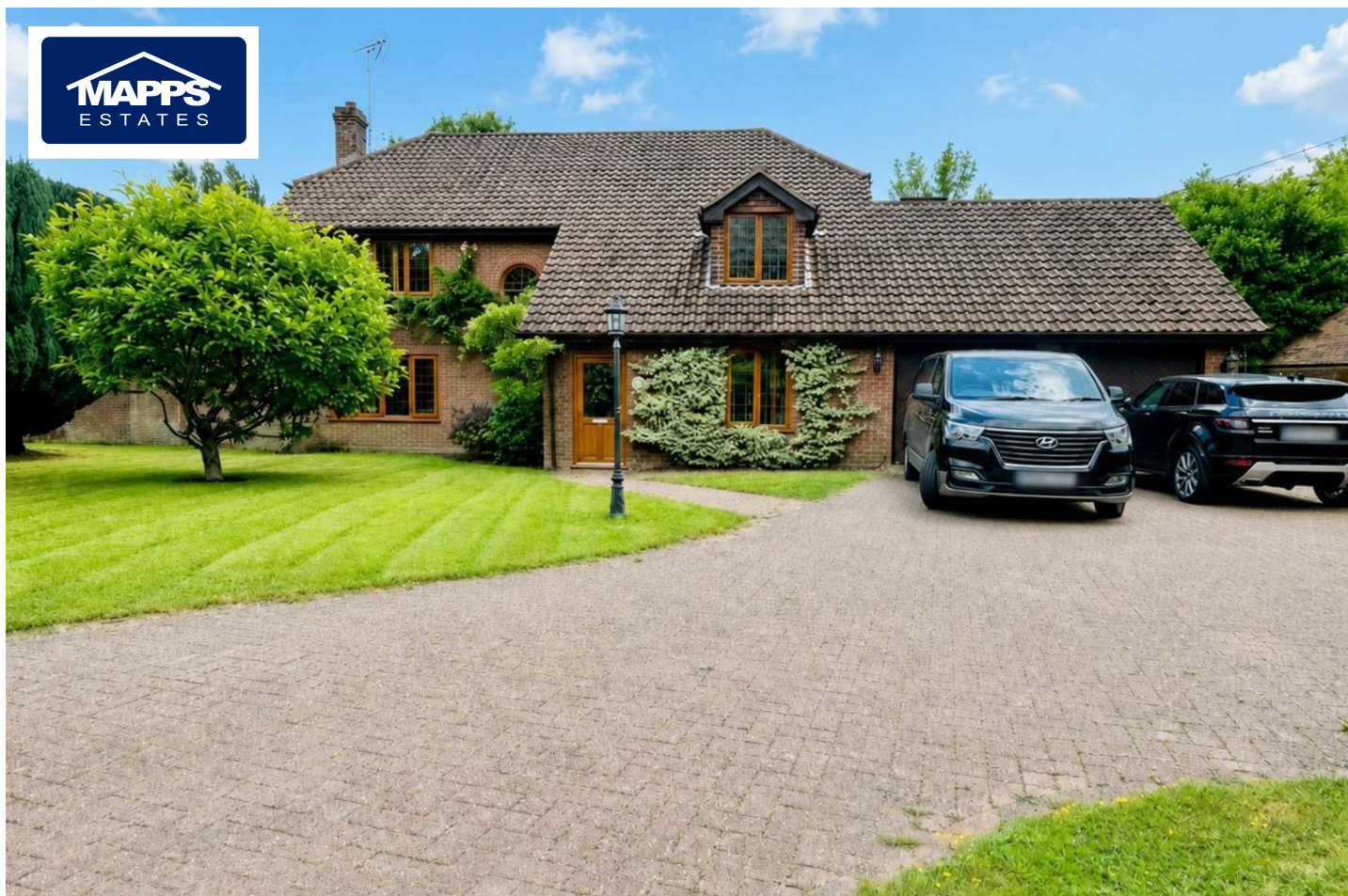




Stone Street Stanford Ashford TN25 6DN

- Substantial Detached Family Home
 - Approximately Half An Acre Plot
- Impressive Entrance Hall & Galleried Landing
- Living Room, Dining Room & Conservatory
 - Set In Beautifully Landscaped Gardens
- Exclusive Development Of Four Executive Homes
 - Four/Five Double Bedrooms
 - Kitchen & Separate Utility Room
 - Shower Room & En Suite Bathroom
 - Double Garage & Private Driveway

Asking Price £750,000 Freehold





Mapps Estates are delighted to bring to the market this well presented, substantial detached family home, one of only four on this exclusive development in the rural village of Stanford North, and set on a plot of approximately half an acre. The generous and well-proportioned accommodation comprises an impressive entrance hall with a sweeping staircase leading to the galleried landing, a spacious living room, rear conservatory, dining room, kitchen/breakfast room, utility room, cloakroom and study/bedroom five to the ground floor, with four double bedrooms and a family shower room to the first floor, the master bedroom also enjoying a large en suite bathroom. The property boasts expansive and beautifully landscaped front and rear gardens, a double garage and a private brick block paved driveway providing ample off road parking space. An early viewing of this desirable family home comes highly recommended.

Located in the rural village of Stanford which features Stanford windmill, All Saints parish church and The Drum Inn. Westenhanger mainline railway station is within easy reach and gives access to high-speed rail services from Ashford International taking under forty minutes to London, St Pancras. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities, as does Hythe's unspoilt seafront promenade. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Front Entrance

With UPVC front door with frosted and leaded double glazed panel, opening to entrance vestibule.

Entrance Vestibule 9'7 x 4'2

With two feature side aspect arched UPVC double glazed windows looking onto garden, wall light, tiled floor, internal solid wood entrance door opening to entrance hall.

Entrance Hall 15'8 x 11'3

An impressive space with a sweeping staircase accessing the galleried landing above, large feature front aspect arched UPVC double glazed window over half-landing, understairs store cupboard, feature arches looking through to hallway, alarm keypad, coved ceiling, radiator.

Kitchen/Breakfast Room 11'8 x 11'3

With rear aspect UPVC double glazed window looking onto garden, matching range of fitted store cupboards, display cabinets and drawers, fitted worktops with tiled splashbacks over, inset ceramic one and a half bowl sink/drainers with mixer tap over, electric cooker with pull-out extractor over, integrated undercounter fridge and freezer, integrated Bosch dishwasher, wine rack, space for breakfast table, coved ceiling, vinyl flooring, radiator.

Utility Room 8'10 x 8'4

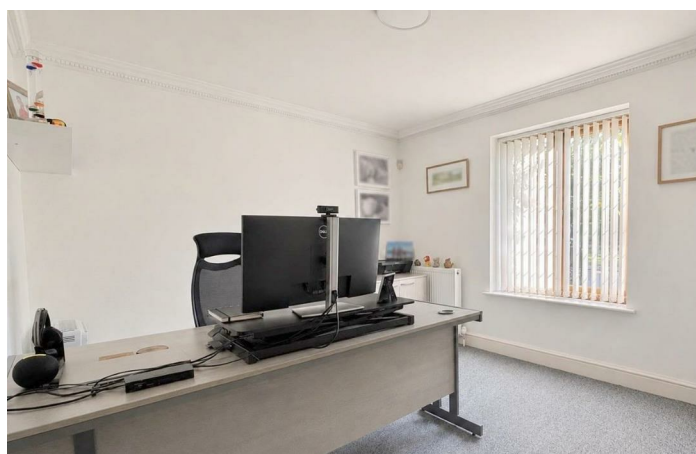
With UPVC frosted double glazed back door, fitted rolltop work surface with inset stainless steel sink/drainers, space and plumbing for washing machine and tumble dryer, fitted store cupboards, space for fridge/freezer, vinyl flooring.

Cloakroom

With wall-hung wash hand basin with mixer tap over, WC, extractor fan, pebble effect vinyl flooring, part-tiled walls, radiator.

Study 11'9 x 10'2

With potential for use as a fifth bedroom if required, front aspect UPVC double glazed window, coved ceiling, radiator.



Dining Room 12'4 x 12'1

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, door to reception hall, double doors opening to living room.

Living Room 23'9 x 14'5

With dual aspect UPVC double glazed windows looking onto gardens, feature fireplace with inset coal effect fire, coved ceiling, two radiators, door to reception hall, large rear aspect double glazed window and sliding door to conservatory.

Conservatory 13'6 x 13'5

A hard wood framed conservatory with double glazed windows and French doors opening to patio and garden, pitched roof with fitted blinds, tiled floor, two radiators.

First Floor:

Galleried Landing

With built-in airing cupboard housing hot water cylinder, loft hatch with fitted loft ladder, coved ceiling, radiator.

Master Bedroom 14'4 x 13'9

With dual aspect UPVC double glazed windows looking onto gardens, ceiling fan/light, two wall lights, coved ceiling, radiator, two large recessed double wardrobes, central door opening to en suite bathroom.

En Suite Bathroom 11'3 x 9'9 (max)

With UPVC frosted double glazed window, large bath with mixer tap and shower attachment, fitted shelves and two large mirrors over, fitted shelf with twin inset wash hand basins with mixer taps, fitted shelves and mirrors over and store cabinets and drawers under, WC, coved ceiling, pebble effect vinyl flooring, heated towel rail.

Bedroom 12'4 x 12'1

With rear aspect UPVC double glazed window looking onto garden, large recessed double wardrobe, coved ceiling, radiator.

Bedroom 14'5 x 11'10

With front aspect UPVC double glazed dormer



window looking onto garden, large fitted triple wardrobe with mirrored sliding doors, recessed spotlights, radiator.

Bedroom 11'10 x 9'5

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Shower Room 8'7 x 5'11

With UPVC frosted double glazed window, large shower cubicle, wash hand basin set into shelf with mixer tap and mirror with inset lighting over and store cabinets under, WC, extractor fan, recessed spotlights, fully tiled walls, tiled floor, heated towel rail.

Outside:

The property is set on a generous plot of approximately half an acre affording large, attractively landscaped front and rear gardens laid mostly to lawn and with a variety of shrub borders, flower beds and trees. The property is approached via a shared entrance and a private brick block paved driveway providing ample off-road parking

space and access to the double garage, with outdoor wall lights and a bin store area to the side. A side gate accesses a storage area with a garden shed and the heating oil tank, which in turn opens through to a large paved patio and the impressive rear garden. A paved pathway leads from the patio to a rear sun terrace and summerhouse, a large ash tree to the rear providing welcome shade on a hot day. There is also an outside tap, as well as numerous outdoor power points to the front and rear of the property.

Double Garage 18'4 x 17'10

With two remote control up and over garage doors, rear aspect window and half-glazed door, Grant oil-fired boiler, loft storage space, consumer unit, power and light.





Total area: approx. 243.3 sq. metres (2618.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Local Authority Folkestone & Hythe District Council
Council Tax Band G
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	73
EU Directive 2002/91/EC		

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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.