

**RUSH  
WITT &  
WILSON**



**Holmlea Ashford Road, Bethersden, Kent TN26 3BD**  
**Offers In Excess Of £700,000**

**Rush Witt & Wilson are pleased to offer this simply stunning newly constructed detached chalet style home with most impressive open-plan living space and large rear garden occupying a highly convenient semi-rural location between Bethersden and Ashford.**

**Having been constructed and finished to an extremely high standard through-out the generously proportioned accommodation is arranged over two floors and comprises of an entrance porch, hallway with vaulted ceiling, cloakroom, utility room, double bedroom with en-suite shower room and impressive 33'7 x 24'4 'L Shaped' open plan Kitchen/Living/Dining room with bi-fold doors giving direct access to the garden. On the first floor is the family bathroom and three double bedrooms, one with an en-suite shower room and all enjoying delightful countryside. Outside the property benefits from extensive off road parking for to the front and good sized rear garden backing through to and enjoying views over adjoining countryside. Further benefits include an air source heat pump heating system and a 6 year architects certificate.**

**An internal inspection of this deceptively spacious home is highly recommended to fully appreciate the fantastic accommodation on offer. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.**



### **Entrance Porch**

6'10 x 5'1 (2.08m x 1.55m)

With part glazed entrance door with glazed side panel to the front elevation, window to one side, high glazed porcelain tiled flooring and door with glazed side panel opening through to:

### **Hallway**

Full height vaulted ceiling with Velux style window and crystal chandelier, open tread staircase with glazed balustrade rising to the first floor and high glazed porcelain tiled flooring with under floor heating. Oak style door to the master bedroom and being open plan to:

### **Open Plan Living/Kitchen/Dining Room**

33'7 max x 24'4 max (10.24m max x 7.42m max)

This stunning open plan space benefits from being double aspect with windows to the front and rear elevations, bi-fold doors to the rear allow access through to the garden, high glazed porcelain tiled flooring with under floor heating, recessed ceiling spot lights, fitted double storage cupboard and space for table and chair.

The kitchen area is extensively fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing light grey starlight quartz work surface with inset ceramic sink/drain unit and tiled splash-backs, two integrated SMEG ovens, integrated fridge/freezer, integrated dishwasher, integrated SMEG microwave, integrated wine cooler, central kitchen island with breakfast bar and light grey starlight quartz work surface with inset five ring induction hob and ceiling mounted KITCHENAID stainless steel extractor canopy above.

### **Utility Room**

9'5 x 8'9 (2.87m x 2.67m)

Fitted with a cream shaker style cupboard base unit with complementing light grey starlight quartz work surface with inset ceramic sink unit, space and plumbing for washing machine, space and point for tumble dryer, fitted cupboard housing pressurized hot water tank, high glazed porcelain tiled flooring with under floor heating, part obscured glazed door to the side elevation allowing access to the garden, window to the rear elevation and oak style door to:

### **Cloakroom**

Fitted with a contemporary white suit comprising low level W.C,

white gloss vanity unit with inset wash-hand basin and storage cupboard beneath and fitted illuminated mirror above, obscured glazed window to the side elevation, recessed ceiling spot lights, part tiled walls and tiled flooring with under floor heating.

### **Master Bedroom**

15'0 x 12'6 (4.57m x 3.81m)

With window to the front elevation, high glazed porcelain tiled flooring with under floor heating and oak style door to:

### **En-Suite Shower Room**

Fitted with a contemporary white suit comprising low level W.C, white gloss vanity unit with inset wash-hand basin and storage cupboard beneath and fitted illuminated mirror above, large tiled shower cubicle with rainfall shower and glass door, obscured glazed window to the side elevation, recessed ceiling spot lights, part tiled walls and tiled flooring with under floor heating.

### **First Floor**

#### **Landing**

Being part galleried with glazed balustrade, stairs rising from the open-plan entrance hallway, accessed to loft space, Velux style window to the front elevation and oak style doors to:

#### **Bedroom 2**

15'4 max x 12'5 (4.67m max x 3.78m)

With window to the front elevation enjoying impressive countryside views, radiator and oak style door to:

#### **En-Suite Shower Room**

Fitted with a contemporary white suit comprising low level W.C, large corner shower cubicle with rainfall shower, white gloss wall hung two drawer vanity unit with inset 'his and hers' glass wash-hand basin, stainless steel heated towel rail, obscured glazed window to the rear elevation, recessed ceiling spot lights, part tiled walls and tiled flooring.

#### **Bedroom 3**

12'4 max x 13'5 (3.76m max x 4.09m)

With window to the rear elevation enjoying views over the rear garden and adjoining fields to the rear, radiator.

#### **Bedroom 4**

11'9 max x 13'8 (3.58m max x 4.17m)

With window to the front elevation enjoying impressive countryside views and radiator.

### **Family Bathroom**

Fitted with a contemporary white suit comprising low level W.C, free standing bath with floor mounted stainless steel tap with hand held shower attachment, white gloss wall hung two drawer vanity unit with inset 'his and hers' glass wash-hand basin, stainless steel heated towel rail, obscured glazed window to the rear elevation, recessed ceiling spot lights, part tiled walls and tiled flooring.

### **Outside**

#### **Gardens**

To the front an extensive 'in and out' driveway provided off road parking/turning space for several cars with access down both sides of the property through to the rear garden.

The rear garden is of a good sized and is predominately laid to lawn with a large paved patio abutting the rear of the property accessed from the open-plan kitchen/dining/living room offering a perfect space for outside dining/entertaining, there is also a large timber store which is open on one side. Low level hedging to the rear boundary takes advantage of the delightful outlook over adjoining fields at the rear.

#### **Agent Note**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: G



GROUND FLOOR



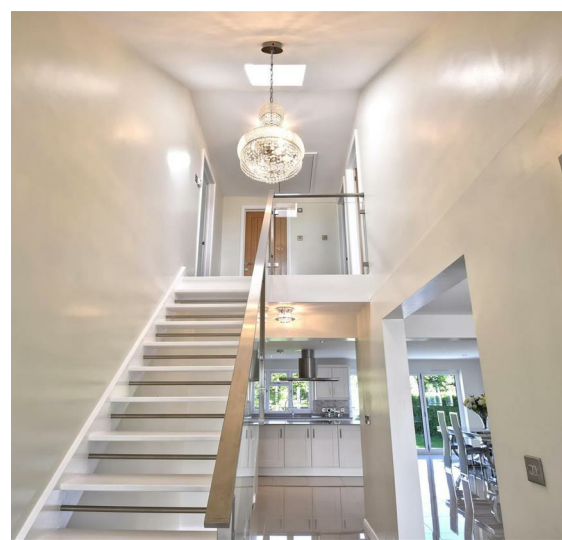
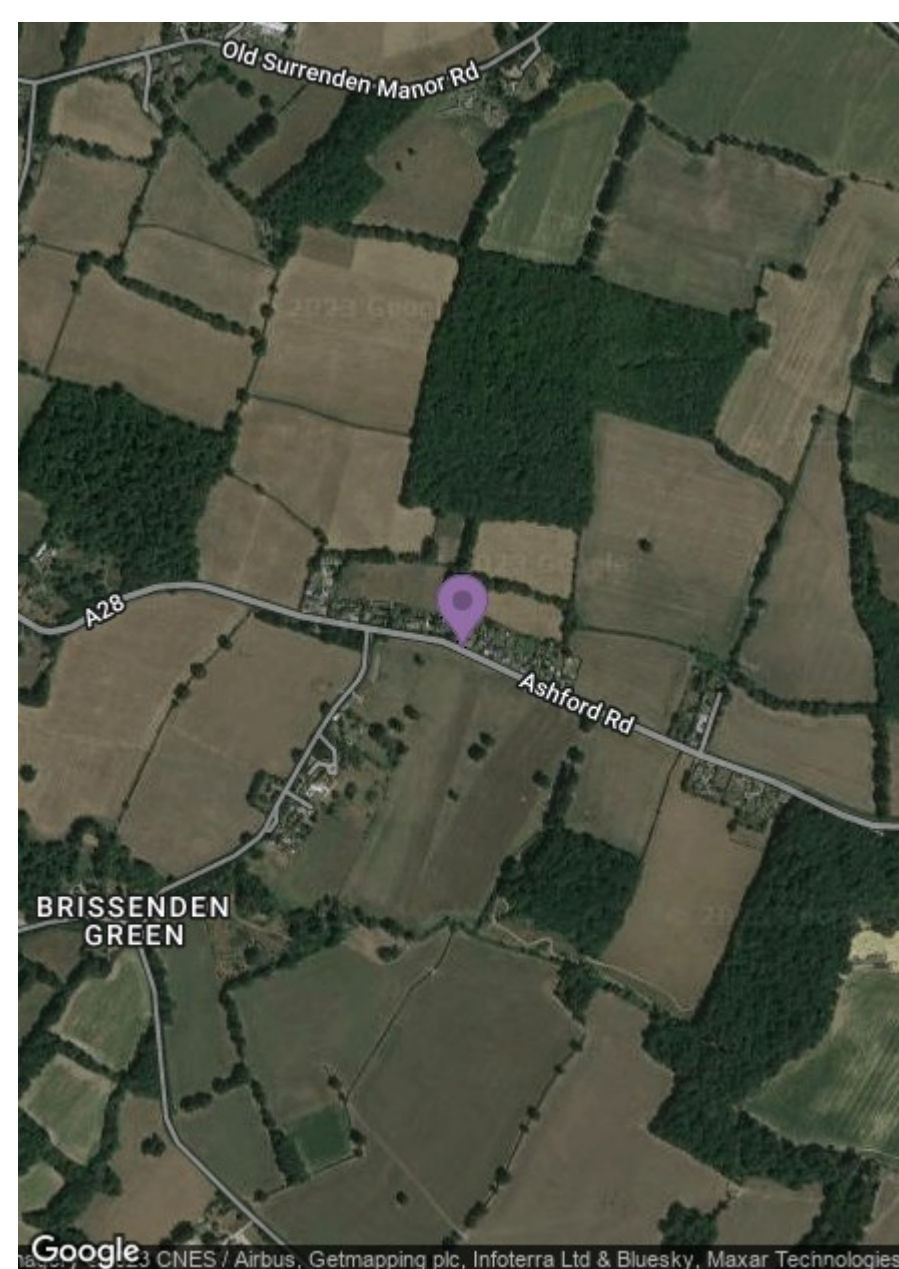
1ST FLOOR



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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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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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