

**RUSH
WITT &
WILSON**



Longwood Bockhanger, Kennington, Ashford, Kent TN25 4AH
Guide Price £950,000

DETACHED HOME WITH LARGE GARDENS/POTENTIAL BUILDING PLOTS

Rush Witt & Wilson are pleased to offer this impressive 'Arts and Crafts' detached home occupying a highly convenient lane location within the heart of Ashford.

There is an opportunity to enhance the property by undertaking improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. The well-proportioned accommodation is arranged over two floors comprising of a generous entrance hallway, living room, kitchen/breakfast room, dining room, utility room, cloakroom and study on the ground floor. On the first floor are four double bedrooms, the main with an en-suite bathroom and dressing room as well as a separate shower room and cloakroom.

Outside the property benefits from stunning well-stocked gardens to the front and rear believed to measure approximately 1.3 acres (tbv), a detached garage, a useful detached outbuilding (19'4 x 13'11) offering work from home/annex potential (stp) and covered swimming pool. Offered to the market CHAIN FREE.

An internal inspection is highly recommended to truly appreciate all this impressive home has to offer. Please call our Tenterden Branch for further information and to arrange your viewing.



Entrance Hallway

With entrance door and window to the front elevation, stairs rising to the first floor with large fitted storage cupboard beneath, fitted coat cupboard, wooden flooring, radiator and connecting doors leading to:

Cloakroom

Coloured suite comprising of low level W.C and wall mounted wash-hand basin with tiled splash-back, quarry tiled flooring and obscured glazed window to the front elevation.

Living Room

19'0 x 15'11 (5.79m x 4.85m)

Being triple aspect with windows to the front and side elevations, double doors to the rear allowing access to a small patio with remote control sun canopy, three radiators, feature fireplace and wooden flooring.

Kitchen/Breakfast Room (L shaped Room)

19'0 max x 15'11 max (5.79m max x 4.85m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing tiled work-surface with inset 1.5 bowl stainless steel sink/drainer unit and tiled splash-backs, inset four burner gas hob with integrated oven beneath and extractor canopy above, integrated fridge, integrated freezer, cupboard housing floor standing gas fired boiler, space for table and chairs, two windows to the front elevation and archway leading to:

Utility Room

10'1 x 8'5 max (3.07m x 2.57m max)

Fitted with a range of cupboard base units, work-surface with inset stainless steel sink/drainer unit, space and plumbing for washing machine, two windows to the front elevation, door allowing access to the garden and connecting door to:

Study

11'7 x 9'11 (3.53m x 3.02m)

With window to the rear elevation, radiator and door to:

Dining Room

19'8 x 13'11 (5.99m x 4.24m)

Being double aspect with windows to the side and rear elevations, feature fireplace, wooden flooring and radiator.

First Floor

Landing

With stairs rising from the entrance hallway, window to the rear elevation, shelved airing cupboard housing hot water tank, access to loft space, radiator and doors to:

Bedroom 1

15'11 x 11'10 (4.85m x 3.61m)

Being double aspect with windows to the side and rear elevations, two radiators and doorway to:

Dressing Room

9'11 x 6'7 (3.02m x 2.01m)

With windows to the front and side elevations, fitted double wardrobe, radiator and door to:

En-Suite Bathroom

In art-deco style, fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap, shower above and fitted folding screen, fully tiled walls, heated towel rail and obscured glazed window to the front elevation.

Bedroom 2

18'6 x 13'11 (5.64m x 4.24m)

With window to the rear elevation, radiator and vanity unit with inset wash-hand basin and storage beneath.

Bedroom 3

16'0 max x 11'7 max (4.88m max x 3.53m max)

With windows to the rear and side elevation, two radiators, range of fitted wardrobes and vanity unit with inset wash-hand basin and storage cupboard beneath.

Bedroom 4

12'0 x 10'3 (3.66m x 3.12m)

With windows to the front and both side elevation, radiator and vanity unit with inset wash-hand basin and storage beneath.

Shower Room

Fitted with a large shower cubicle with double folding doors, vanity unit with inset wash-hand basin and cupboard beneath, fully tiled walls, heated towel rail and obscured glazed window to the front elevation.

Cloakroom

With low level W.C and obscured glazed window to the front elevation.

Outside

Gardens

The well-stocked gardens are a real feature of Longwood and are believed to measure approximately 1.3 acres (tbv). To the front a circular 'in and out' driveway allowing access to the detached garage with a central area of lawn. To one side of the driveway is a private area of garden interspersed with a selection of mature trees and shrubs.

To the rear is a good sized area of level lawn being interspersed with a section of mature trees and shrubs and bordered with range of

established beds planted with a selection of mature shrubs, fruit trees and seasonal flowers. To the side abutting the swimming pool is a light wooded area.

Detached Garage

With an electric up and over door to the front elevation.

Swimming Pool (Requiring Improvement Works)

With retractable glazed cover, brick built changing rooms, boiler room, covered cooking area and a large, paved terrace offering a perfect space for outside dining/entertaining.

Detached Outbuilding

19'4 x 13'11 (5.89m x 4.24m)

Offering fantastic potential for work from home space/possible annex potential, subject to the necessary consents being obtained. Being triple aspect with windows to the front and both side elevation, entrance door, access to loft storage space, light and power connected.

Potential Building Plots

Please note that the current owners and the owners of the adjoining property (The Bamboos) have submitted an outline planning application (REF: 21/00575/AS) for the creation of a small number of self-build plots in the grounds of both properties. Whilst no decision has been made at this stage, the owner understands the council would support the building of 4 dwellings. Two of these plots fall within the gardens and grounds of Longwood so could provide further opportunities for the buyer. Further information and plans available on request.

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.



GROUND FLOOR



1ST FLOOR

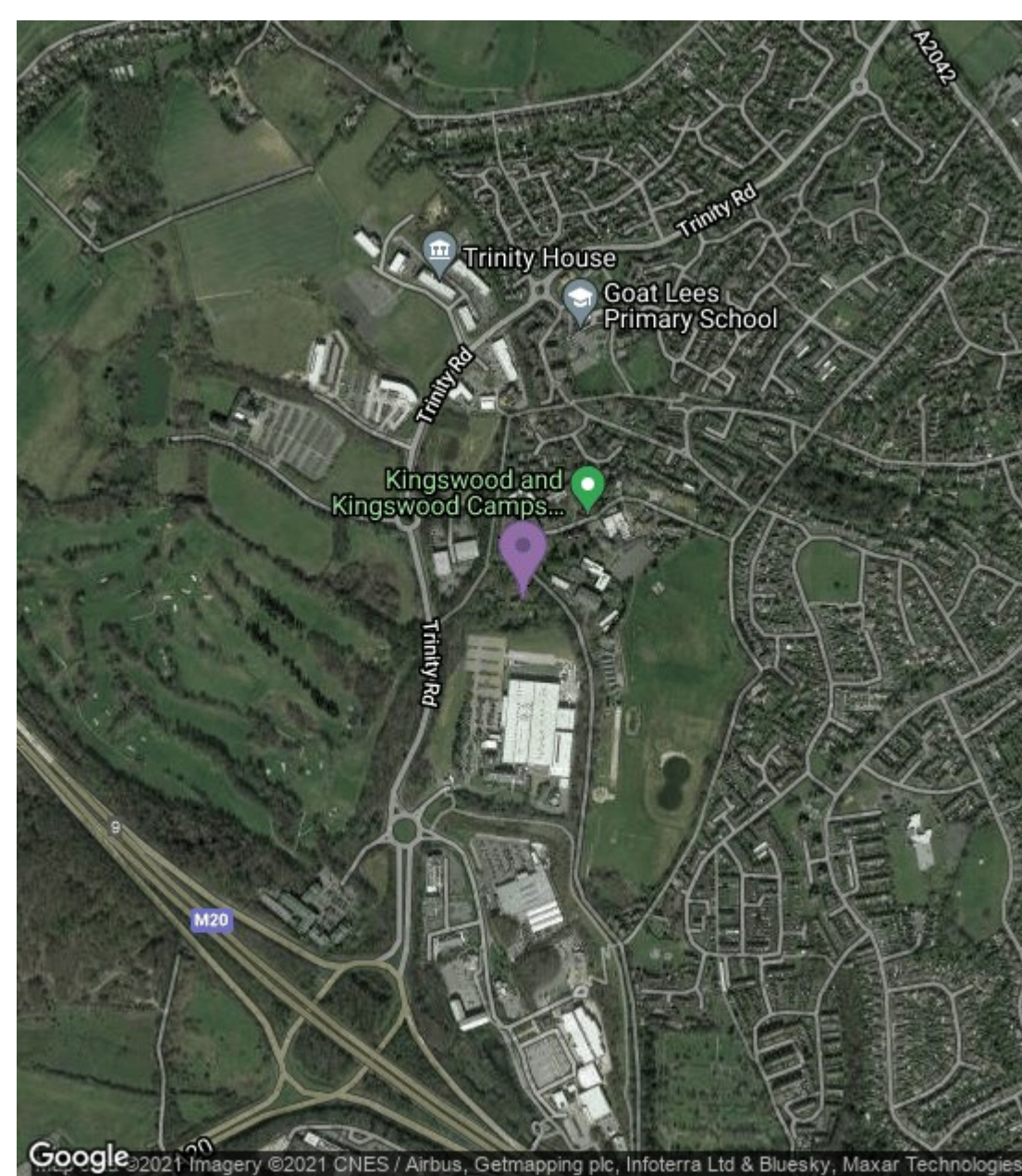


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	78
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	C
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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