

**RUSH
WITT &
WILSON**



**Lindisfarne, Gold Hill, Westwell, Ashford, Kent, TN25 4LD.
£735,000 Guide Price.**

An immaculately presented and incredibly spacious four bedroom detached chalet style residence occupying a highly desirable country lane position of Westwell Village enjoying far reaching views over adjoining countryside. Situated just south of the Pilgrims way on the North Kent Downs and within an Area of Outstanding Natural Beauty this delightful home offers both privacy and seclusion yet conveniently located to both the M20, Ashford town centre and just 4.5 miles to Ashford International with connections to London and the continent. The property enjoys both bright and versatile living accommodation arranged over two floors comprising a beautiful 23ft kitchen / dining room with French doors to the rear terrace and gardens, utility room, 20ft main living room with wood burning stove and adjoining conservatory, two ground floor double bedrooms with built in wardrobes and ground floor shower room suite. To the first floor offers a spacious landing office spacious, stunning double aspect master bedroom with views to front and rear, further spacious double bedroom and well appointed main family bathroom suite. Located within grounds of 0.3 acre the property enjoys a delightfully private rear garden, laid to lawn with established borders, planted fruits trees and paved seating area enjoying a stunning outlook over neighbouring farmland complete with kitchen garden and greenhouse. To the front the property is accessed from the lane via a tarmac driveway providing ample parking and attached garage with pleasant front garden hosting a variety of planted cherry trees and pond with seating area. The area offers an abundance of excellent walking routes and just 2 miles from Ashford Golf Club and Champneys Eastwell Manor Hotel & Spa.



Front

Elevated tarmac driveway led from the lane enclosed by high level panelled fencing with planted Lavender borders, driveway extends to turning head and attached single garage, external PIR lighting, low level picket gate with access to western elevations and rear, front garden laid to lawn enclosed by panelled fencing hosting a variety of fruit trees, seating area with stone edged fish pond.

Reception hallway

Accessed via part-glazed UPVC front door with sidelight window, carpeted flooring with inset coir mat, radiator, airing cupboard via double doors housing the hot water tank and slatted shelving, power points, ceiling lights.

Kitchen / dining room

23'2 x 12'6 (7.06m x 3.81m)

Internal glazed door, ceramic tile flooring, full height glazed French doors to rear with matching sidelight windows to the dining end, space for dining table and chairs with pendant lighting over, external UPVC glazed door to side, two double radiators, power and TV points, further UPVC window to front aspect to kitchen end, shaker style island unit incorporating breakfast bar with Oak block countertop and soft closing pan drawers to one side, kitchen hosts a variety of matching base and wall units with shaker style doors beneath Oak block counter tops, inset one and half ceramic bowl with drainer and tap, ceiling downlights, variety of above counter level power points, integrated dishwasher, fitted Belling double oven with five ring electric hob and stainless steel extractor canopy with light over, integrated below counter level fridge and freezer.

Utility room

9'9 x 5'7 (2.97m x 1.70m)

Internal glazed door, ceramic tile flooring UPVC window to front aspect, consumer unit and electric meters, space for freestanding fridge / freezer, power points, floor mounted oil-fired boiler, utility hosts a selection of fitted base and wall units with shaker style doors beneath stone effect laminated counter tops, inset stainless one and half bowl with drainer and tap, tile splashbacks, plumbing for washing machine and tumble dryer.

Ground floor shower room

8'7 x 5'4 (2.62m x 1.63m)

Internal door, ceramic tile flooring, two obscure UPVC windows to front aspect, floor to ceiling wall tiling, back to wall WC, inset countertop basin with tap, chrome heated towel rail, corner shower enclosure with screen doors and Aqualisa digital shower, extractor fan and light.

Bedroom 4

11'1 x 10' (3.38m x 3.05m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points, twin built in wardrobes complete with hanging rails and shelving over.

Bedroom 3

14'8 x 13' max (4.47m x 3.96m max)

Internal door, carpeted flooring, UPVC window to side and rear aspect, radiator, light, power and TV point, , twin built in wardrobes complete with hanging rails and shelving over.

Living room

20'5 x 11'9 (6.22m x 3.58m)

Internal glazed door, carpeted flooring, double radiator, cast iron wood burning stove over a polished granite hearth, Oak bressumer, power points, TV point, turned carpeted staircase with Oak balustrade to first floor, internal UPVC window and French doors to garden room / conservatory, radiator.

Garden room / Conservatory

17'2 x 9'3 (5.23m x 2.82m)

French doors, ceramic tile flooring, UPVC windows to each side and rear aspect, French doors to side terrace, pitched glazed roof, radiator, power points, ceiling light.

Stairs and Office landing

20'5 x 11'2 narrowing to 4'5 (6.22m x 3.40m narrowing to 1.35m)

Carpeted staircase with Oak balustrade, power point, carpeted landing with space for desk with low level eaves storage, Velux window to front and dormer window to rear, radiator, ceiling lights.

Bedroom 1

15'1 x 12'6 (4.60m x 3.81m)

Internal door, carpeted flooring, UPVC dormer window to rear aspect enjoying a rural open vista over neighbouring

farmland, radiator, further dormer window to front with far reaching aspect towards the downs, power points, lights.

Bathroom suite

7'6 x 5'7 (2.29m x 1.70m)

Internal door, ceramic tile flooring, UPVC window to front, corner shower enclosure via screen doors and digital Aqualisa shower, back to wall WC, pedestal wash basin, heated towel rail, tiled bath suite with contemporary taps and rinser.

Bedroom 2

14'9 x 9'7 (4.50m x 2.92m)

Internal door, carpeted flooring, UPVC dormer window to rear with radiator below enjoying a pleasant rural aspect, low level eaves storage via door, ceiling lights, power points.

Rear gardens

Privately enclosed rear garden enjoying an open vista over neighbouring farmland, level area of lawn hosting a variety of well stocked planted borders, specimen Birch tree, paved seating area from rear elevations with French doors from the kitchen / dining room, external light and power supply, kitchen garden to one end hosting a selection of raised beds and fruit cages, external door to rear of garage, timber framed greenhouse and compost area, fruit trees, further paved area to side with picket gate to front, covered log store and bin storage area, full height UPVC door to side, specimen Wisteria and planted flower beds, external tap, oil-tank over hardstanding.

Garage

19'4 x 9'5 (5.89m x 2.87m)

Manual up and over door to front, UPVC window and part-glazed external door to rear, power supply and lighting, access panel to a boarded eaves space above.

Services

Oil-fired central heating system.

Mains drainage.

Local Authority - Ashford Borough Council. Band E.

Agents note

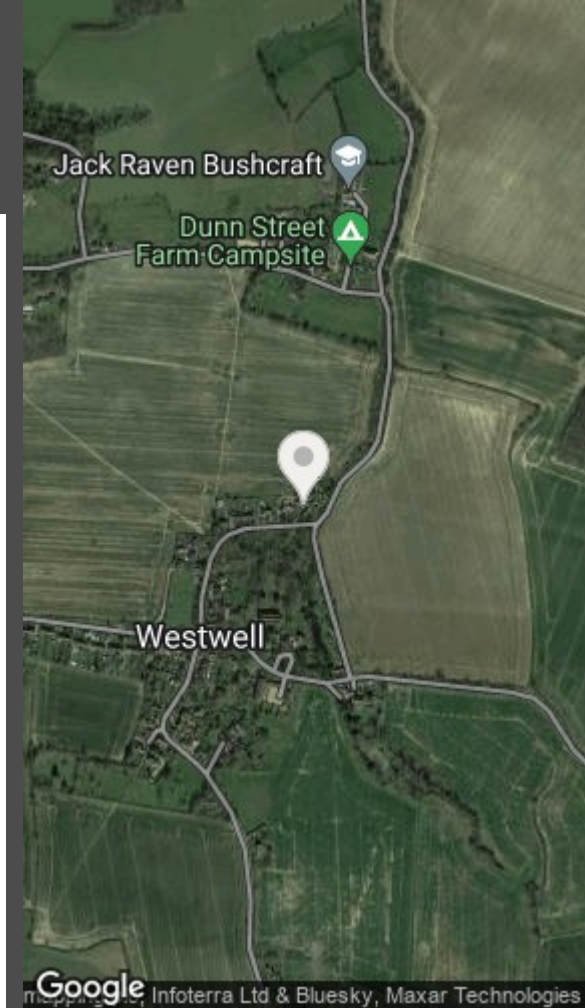
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	86		
	57		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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