



Jakaranda

Sandyhurst Lane, Ashford, Kent

£450,000

Internal inspection strongly recommended. A most appealing detached family home, standing in delightful gardens of about A QUARTER OF AN ACRE, and with heated SWIMMING POOL. The accommodation includes an entrance hall, cloakroom, sitting room with open fire, dining room, family room, conservatory, beautiful kitchen with vaulted ceiling, utility room, five bedrooms, luxury bathroom, second bathroom plus en suite shower room. Gas heating system. Sealed unit double glazing. Summer house/office building, parking for six, semi-rural location, easy access M20. Only about three miles from town.

Ashford - Kent

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Jakaranda Sandyhurst Lane, Ashford, Kent

Directions

From Ashford take the A20 out of the town, towards Charing, and upon reaching The Hare and Hounds, turn right into Sandyhurst Lane. Follow the numbers along and the property will be found on the right.

Property Summary

Sandyhurst Lane is a particularly pleasing semi-rural location.

Ashford town centre is about three miles distant, and offers a wide range of educational and recreational facilities, together with excellent shopping opportunities including two Malls in the town centre, and a Designer Outlet on the outskirts of the town. The International Station provides an excellent commuter train service to London in just thirty eight minutes, and incorporates Ashford International Terminus for Eurostar, with high speed train services to the Continent.

The M20 motorway is within easy driving distance, providing a fast road link with both London and the Channel ports.

Much of the surrounding countryside is still agricultural and there are some lovely rural walks in the area.

The detached property has been extended over the years to provide a spacious family home, with much character.

Internal inspection is strongly recommended.

Entrance Hall

Laminate flooring with oak type finish, under stairs cloaks cupboard, useful study area

Sitting Room 5.18m x 3.86m (17'0" x 12'8")

Brick fireplace with open fire, log recess, double radiator, coved ceiling, double glazed door with double glazed side panel leading out on to raised sun terrace.

Dining Room 3.96m x 3.51m (13'0" x 11'6")

Double radiator, laminate flooring with oak type finish, glazed door leading out on to terrace.

Family Room 5.03m x 3.66m (16'6" x 12'0")

Double radiator, opening to

Conservatory 3.66m x 3.35m (12'0" x 11'0")

Double glazed doors leading out on to swimming pool area.

Kitchen (rear) 5.64m x 2.39m (L-shape maximum is 12'0) (18'6" x 7'10" (L-shape maximum is 12'0))

With vaulted ceiling, inset one and a half bowl sink unit with mixer tap and water softener, fitted with a comprehensive range of units, comprising base units, together with matching eye level wall cupboards and china display cabinets, roll top working surface, fitted oven, four ring hob, chimney extractor hood, breakfast bar, two double radiators, folding doors leading to

Utility Room 2.39m x 1.7m (7'10" x 5'7")

Wall mounted gas fired boiler supplying domestic hot water and heating system, together with programmer, plumbing for auto washing machine, fluorescent strip lighting, laminate flooring with oak type finish,

Rear Hall

Door leading out on to rear terrace.

Cloakroom

Tinted suite comprising low level WC suite, pedestal washbasin with tiled splash back, radiator, extractor unit.

Inner Hall

Useful store cupboard, security system.

Master Bedroom 1 4.32m x 3.12m (plus recess) (14'2" x 10'3" (plus recess))

Plus 11'0 length of wardrobe cupboards with sliding doors and shelf and hanging rail, double radiator.

Bedroom 2 3.43m (plus wardrobe recess) x 3.3m (11'3" (plus wardrobe recess) x 10'10")

Radiator, walk in store cupboard with shelves and hanging rail.

En Suite Shower Room

White suite comprising shower cubicle with Triton T80XT shower, floor to ceiling ceramic wall tiles, low level WC suite, pedestal washbasin, ceramic floor tiles, wall heater, extractor unit.

Bedroom 3 3.84m (11'8 minimum) x 2.13m (12'7" (11'8 minimum) x 7'0")

Radiator

Luxury Bathroom

Suite comprising shaped bath, shower, washbasin in vanity unit, low level WC suite, floor to ceiling ceramic wall tiles with marbled finish and decorative mosaic type frieze, fitted units, tiled flooring, ladder radiator.

Staircase From Hall

With quarter turn, leading to

First Floor Landing**Bedroom 4 3.35m x 3.18m (plus recess) (11'0" x 10'5" (plus recess))**

Useful eaves storage space, radiator, wardrobe cupboard with folding doors and fitted shelves.

Bedroom 5 3.35m x 2.9m (maximum 11'9) (11'0" x 9'6" (maximum 11'9))

Wardrobe cupboard with folding doors, shelf and hanging rail, radiator.

Bathroom

With tinted suite comprising twin grip panelled bath, with shower, low level WC suite, pedestal washbasin, radiator, ceramic wall tiles with decorative motif.

Outside

Parking space for several cars.

Garden

The gardens are a most attractive feature of the property, having an overall depth of very approximately 190 feet, and widening to the rear giving a width of very approximately 85 feet, and amounting in all to very approximately ONE QUARTER OF AN ACRE.

Important Note: Plot size roughly scaled from plan for guidance only and subject to one site/Land Registry verification.

To the rear of the property is a Roman headed HEATED SWIMMING POOL with mosaic tiling, together with a sun terrace.

The garden is well stocked with a number of established plants, shrubs, flowers and trees, including honeysuckles, ferns, ceonothus, buddleia, lavenders, hydrangea, palm, viburnum, heathers, rhododendron, philadelphus, etc., together with lawns.

There are a number of outbuildings including a greenhouse, garden store about 11'6 x 10'0 together with a purpose built summer house/office building measuring about 17'0 x 13'0 with power and lighting connected, constructed in about 2007.



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	62
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			