



The Coach House Willesborough Road, Kennington
£850,000

The Coach House Willesborough Road

Kennington, Ashford

A substantial 4-bedroom home, enjoying 2800sqft of accommodation with potential for further development/extension, plenty of parking, large detached garage and workshop, matured gardens and conveniently positioned on the edge of town.

Council Tax band: E

Tenure: Freehold

- Substantial 4-bedroom home, enjoying almost 2800sqft of internal accommodation
- 4 double bedrooms, 3 bathrooms (2 en-suite) and downstairs cloakroom
- Modern kitchen opening to a spacious conservatory
- Three reception spaces (living room, dining room & conservatory)
- Potential for further development, including an Annex
- Mature gardens
- Plenty of parking for numerous vehicles alongside a large detached garage
- Edge of town position, easy access to Canterbury or into Ashford
- Ashford International Station approx 2.2 miles distant with fast services to London in 37 minutes



Entrance Hallway

18' 7" x 15' 11" (5.66m x 4.85m)

Composite uPVC door to front, window to the rear, stairs to the first floor with useful under-stairs study space, doors to Kitchen, Dining Room and Cloakroom, panel radiator, authentic brick floor.

Cloakroom

Window to the front, low-level WC, wash basin with storage cupboard beneath, radiator, brick flooring.

Kitchen

18' 7" x 14' 5" (5.66m x 4.39m)

Window to the front, bi-folding doors to the conservatory, radiator, continuation of brick flooring. Modern kitchen featuring base, tall and island units with work surfaces over, inset 1.5 bowl stainless steel sink/drainer, integrated appliances including eye-level double oven, 5-burner gas hob, dishwasher, 2 x fridge/freezers. Plumbing for a washing machine, cupboard housing central heating boiler.

Conservatory

21' 5" x 13' 7" (6.53m x 4.14m)

uPVC construction, windows overlooking the garden with doors leading out, panel radiators, pendant lights, plenty of power outlets. Continuation of brick flooring.

Dining Room

18' 7" x 14' 5" (5.66m x 4.39m)

Double aspect with windows to the front and rear, radiator, picture rails, door into Living Room, continuation of brick flooring.

Living Room

32' 0" x 12' 4" (9.75m x 3.76m)

Triple aspect with windows to the front, side and rear, Patio doors to the garden, radiators, Wood Burning Stove, continuation of brick flooring. Stairs leading to Bedroom 1.





First Floor Landing

Window to the rear, doors to each of the bedrooms and bathroom, cupboard housing hot water cylinder, storage cupboard, loft access, radiator, exposed wooden floorboards.

Bedroom 2

15' 5" x 12' 10" (4.70m x 3.91m)

Window to the front, lofty ceiling with exposed beams, radiator, loft access, exposed wooden floorboards. Door to en-suite.

En-suite

Window to the side, walk-in shower, bath, his/hers wash basin, low-level WC, shaver socket, towel radiator, part tiling to the walls, exposed wooden floorboards.

Bedroom 3

15' 1" x 10' 4" (4.60m x 3.15m)

Window to the front, radiator, exposed wooden floorboards.

Bedroom 4

15' 0" x 8' 8" (4.57m x 2.64m)

Window to the rear, radiator, exposed wooden floorboards.

Bathroom

Window to the front, walk-in shower, bath, low-level WC, wash basin, shaver socket, radiator, exposed wooden floorboards.



Bedroom 1

23' 3" x 9' 6" (7.09m x 2.90m)

Accessed from the staircase leading from the Living Room. Triple aspect with windows to the front and side and Patio doors to the rear opening onto the Balcony. Lofty ceiling with exposed beams, two storage cupboards, radiator, carpet laid to the floor. Door to en-suite.

En-suite

Window to the rear, roof window, walk-in shower, low-level WC, wash basin, shaver socket, extractor fan, chrome towel radiator, half height tiling to the walls and tiling to the floor.







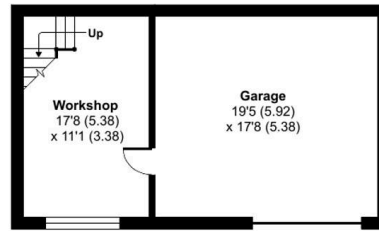
Willesborough Road, Kennington, Ashford, TN24

Approximate Area = 2790 sq ft / 259.1 sq m

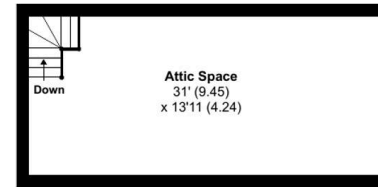
Garage = 981 sq ft / 91.1 sq m

Total = 3771 sq ft / 350.3 sq m

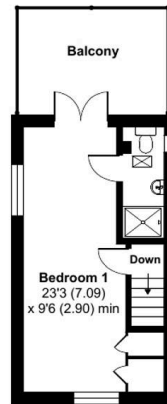
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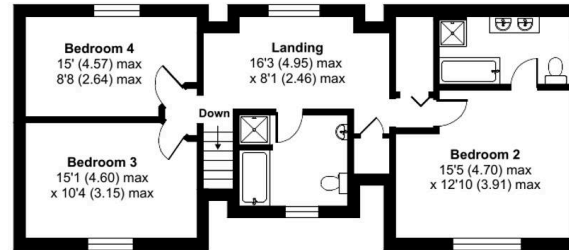
GARAGE GROUND FLOOR



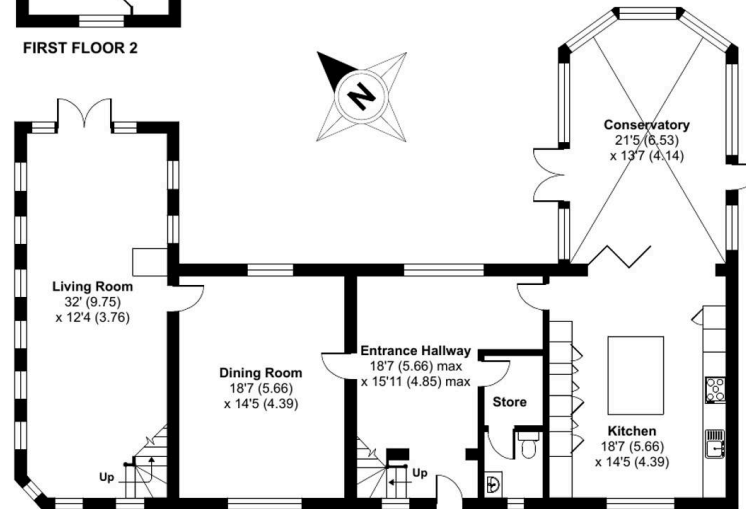
GARAGE FIRST FLOOR



FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew & Co Estate Agents. REF: 1116788



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