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The Villages



Plot 5 Saxon Heights Aldington

LOCAL VILLAGE PROPERTY

Plot 5

Saxon Heights

Aldington, Ashford, Kent TN25 7GT

A brand new 4 bed detached house brought to you by Paul Browne Homes Ltd in a prestigious development of 10 individual houses located in a private cul de sac in the centre of this sought after village.

Offers in Excess of £600,000



Plot 5

- Entrance Hall • Living Room • Dining Room
- Kitchen • Utility Room • Study • Cloakroom
- 4 Double Bedrooms • Family Bathroom
- Ensuite to Master Bedroom • Double Garage (with storage above)



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Description

Plot 5 is a substantial 4 bed detached house constructed without compromise to an exacting specification including Roma kitchens with Quartz worktops and Neff integrated appliances, underfloor heating, oak doors and fibre optic broadband cables to name just a few features (see below for full specification). The property will appeal to discerning purchasers seeking stylish quality accommodation with bespoke contemporary interiors.

The popular primary school is located within walking distance as is the village shop/Post Office, farm shop, the Walnut Tree pub and village hall.

Aldington is well placed for access to Ashford (with its International Railway Station), the Channel ports of Folkestone and Dover, the Channel Tunnel Terminal at Cheriton, the Cathedral City of Canterbury and the M20 (jcts 10 and 11) with access to the motorway network to London

Internal Specification

- Robbens Neo Underfloor Heating to ground floor • Radiators to 1st floor
- Roma Bespoke design kitchen/ utility fitted with all Neff appliances
- Quartz worktops/ splashbacks
- Fibre optic broadband cables available as standard to the properties
- Data cables fitted throughout interior
- Ceramic tiled/ Vinyl board floors to kitchen/ utility/hallway & bathrooms with 1/2 tiled walls
- Carpeted to all other areas
- Bathroom fittings Ideal standard/Roca
- Coved ceilings throughout
- Plaster skimmed internal walls
- Satin nickel electrical fittings
- Led Downlighters throughout
- Oak finish solid/glazed internal doors
- Contemporary Oak handrails with glass balustrading to stairs
- Contemporary Esse 125/525 wood burning stoves fitted to lounge

Services

- Main water, electricity and drainage.
- Air source heat pump heating with underfloor heating

Directions

From Ashford proceed along the A20 towards Sellindge and Hythe. Turn right at the 2nd crossroads signposted Aldington, passing Evegate and take the next right towards Aldington village. Continue along the road to the T junction and turn left. Saxon Heights is immediately on your right.

Viewings

Strictly by appointment only. **(Ref.VI994A)**

External spec

- Traditional brick/block construction
- Mitsubishi Ecodan air source heat pump Heating/hot water
- Eternit clay plain roof tiles
- Tudor plain tiles/ Cedral board cladding
- UPVC windows with composite entrance door fitted
- UPVC fascias & soffits
- Block paving to road & individual driveways
- Close boarded fencing to boundaries
- Natural stone patios & footpaths
- Electrically remote operated garage doors
- Mains drainage
- Turf laid to front & rear

Garage

- Plastered walls • Screed and painted floors
- Electrically operated remote garage doors

Aldington

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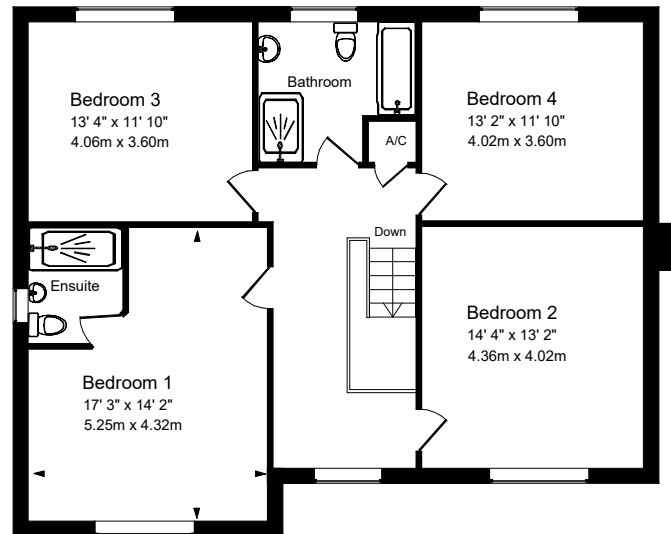
Aldington

Aldington is steeped in history and whilst it is not immediately obvious there are over 50 buildings of 'Historical or Architectural Interest' in the parish. Many famous literary figures have made their home here including Joseph Conrad, Ford Maddox Ford and Noel Coward.

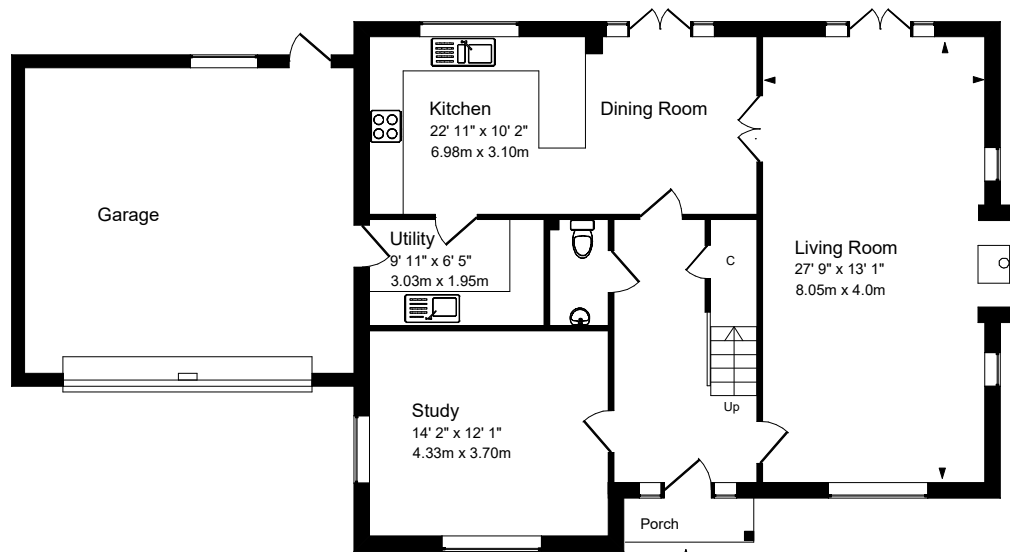
The village is also associated with historic Kent smuggling folklore including characters

such as George Ransley and Cephas Qusted. Both associated with the infamous 'Aldington Gang'.

These days the village enjoys a good number of facilities including primary school, pub with restaurant, Post Office/village store, hall and recreation ground with children's play area and a delightful parish church.



First Floor



Ground Floor

Approximate Gross Internal Floor Area House : 2,025 Sq. Ft. / 188 Sq. M.

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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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The Villages

Are you thinking about selling your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success.

Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

SJ Holgate
Sarah.

Ashford

01233 506260

Tenterden

01580 766766



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