





## 10 Bower Road

Mersham

Ashford, Kent TN25 6NJ

A 3 bed semi-detached house completely refurbished with luxury kitchen and bathroom, good size garden and located in the centre of the village. Excellent access for commuting by road and only 10 minutes from Ashford International with High Speed Train to London St Pancras (only 37 minutes).

Guide Price £370,000



### Accommodation

- Entrance Porch • Entrance Hall • Sitting/Dining Room
- Kitchen/Breakfast Room • Cloakroom • 3 Bedrooms
- Family Bathroom

### Outside

- Gardens • Lawned gardens • Patio • Mature trees and shrubs.

### Communication

- Ashford International (HS1) – 4 miles
- M20 motorway – 2 miles • Canterbury – 15 miles
- Channel Tunnel – 11 miles





### 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.

### Situation

10 Bower Road is situated in the popular residential road and is within easy walking distance to the village shop/post office, school and popular village inns.

The village is within just 2 miles of the M20 motorway Jct 10 providing swift access therefore to both the Channel Tunnel and the Port of Dover whilst the M25 is accessible in the opposite direction. The International Station is just 4 miles away providing Eurostar services to The Continent and domestic 37 minute high speed trains to London St. Pancras.

Ashford provides a choice of modern retail outlets along with leisure amenities and a selection of schools both in the state and independent sectors including grammar schools for boys and girls.

### 10 Bower Road

10 Bower Road is a 1930's brick built semi-detached house which has recently undergone extensive refurbishment works by the current vendor to create a light, modern and spacious house. Improvements include extending and installing the new kitchen, new boiler, new wiring throughout, wireless heating, luxury bathroom and cloakroom, opening up the sitting room wall into the dining room repainting, new carpets/flooring and new doors.

On the ground floor the entrance hallway has stairs to the first floor, cloakroom under the stairs with w/c and wash basin, good size sitting/dining room with feature wood burning stove and double doors opening onto the new garden patio. The kitchen is fitted with a range of modern units with soft close doors and drawers, worksurfaces over, sink unit, integrated appliances, door to rear garden and space for breakfast table and chairs. On the first floor are 2 double bedrooms and a single bedroom/nursery/study. The family bathroom is also on the first floor and has a bath with shower over, w/c and vanity wash basin. Viewing is highly recommended.

### Outside

The front of the property is set back from the road and has a path leading to the front door and lawn to the side. There is side access to the rear garden which again is mostly laid to lawn and has a new patio seating area just outside the kitchen and sitting room doors. The long garden is fenced and has mature trees and shrubs. It's nice and level so perfect for children and also offers scope for adding your own landscaping/planting.

### Services

Mains water, electricity and drainage. Oil fired central heating. (New oil tank and boiler).

### Directions

From the M20 motorway leave at Junction 10 and follow the A20 in the direction of Sellingindge passing Tesco on the right hand side. After a couple of miles turn right towards Mersham. Continue through the village, past the shop/post office round the bend into Bower Road and no. 10 will be found on your left opposite Church Road. Look out for our For Sale board.

### Viewings

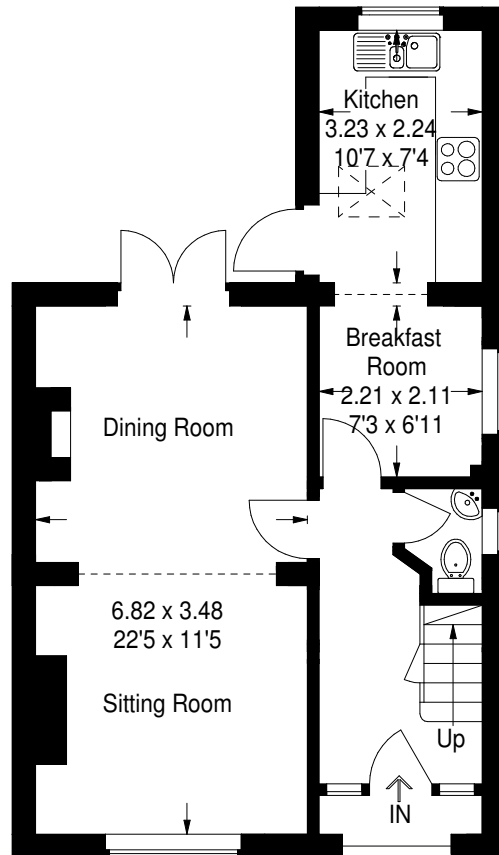
Strictly by appointment only.  
**(Reference V2111)**

### Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.

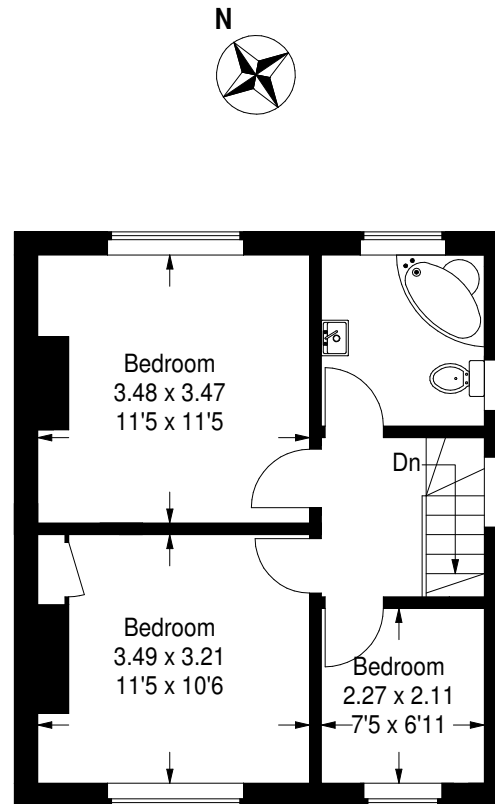


## 10 Bower Road, Mersham



Ground Floor = 45.6 sq m / 491 sq ft

Approximate Gross Internal Area  
84.7 sq m / 912 sq ft



First Floor = 39.1 sq m / 421 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 460955)

## Mersham

LOCAL VILLAGE PROPERTY

Mersham is about 3 miles from the market town of Ashford with its international station and fast speed link to London St. Pancras (37 minutes).

There is a pub, village store/post office and primary school. On the outskirts of the village is the 17th Century Farriers Arms, now in the ownership of a group of villagers. Following a meticulous facelift it now boasts a restaurant,

function room, friendly bar serving real ales and a landscaped garden with trout stream.

There is an award winning restaurant at the nearby Secret Garden at Mersham Le Hatch and a small business/retail village within a genteel and historic setting. The village hall is located close to the village cricket pitch



### Ashford Office:

Romney House  
Orbital Park  
Ashford, Kent TN24 0HB  
**01233 506260**

### Tenterden Office:

9 The Fairings  
Oaks Road  
Tenterden, Kent TN30 6QX  
**01580 766766**



[www.hobbsparker.co.uk](http://www.hobbsparker.co.uk)

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.

**hobbs  
parker**

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



rightmove

www.hobbsparker.co.uk



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.



**Sarah Holgate**  
Hobbs Parker Estate Agents

**01233 506260**  
sarah.holgate@hobbsparker.co.uk



The Villages