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Ashford Homes



19 Ruffets Wood Park Farm

DEDICATED TO ASHFORD PROPERTY



## 19 Ruffets Wood

Park Farm

Ashford, Kent TN23 3QQ

An impressive detached family home nestled in a small cul de sac in Park Farm that is a short walk to a number of popular schools, with four bedrooms, two reception rooms, off street parking and an integral garage. Presented to the market in excellent condition with a recently refitted kitchen and bathroom and a South-facing, landscaped rear garden.

Guide Price: £400,000 - £415,000



### The property

- Entrance hall • Cloakroom w/c • Living room
- Dining room • Kitchen • Landing
- Master bedroom (with en-suite)
- Three further bedrooms • Family bathroom

### Outside:

- Driveway (OSP for two cars)
- Single integral garage • Rear garden

### Travel

- Ashford (International train Station) – 2.4 miles
- Faversham – 16 miles
- Canterbury – 18 miles
- Hythe – 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.

## Position:

Ruffets Wood is positioned on the outskirts of Park Farm, just a short walk to Furley Park Primary Academy. Nicely tucked away in a small cul de sac you are also very close to a number of countryside walks that extend out towards Kingsnorth Church and the surrounding countryside.

## Location:

Park Farm is a suburb of Ashford, adjacent to the Village of Kingsnorth. Park Farm was created as a new development of new houses, started in the 1990s, that mainly consist of brick built detached or semi-detached homes. The area is very popular and includes two Primary schools which are Kingsnorth CEP and the newer Furley Park with two pre-school nurseries, a large Tesco supermarket and a parade of shops including dry cleaners and a hairdressers. Park Farm also has a community hall and a children's nursery and play centre. Ashford itself and its surrounding villages enjoy the very best the 'Garden of England' has to offer. Beautiful 'Darling Buds of May' countryside, picturesque villages, tranquil fields, apple orchards and oast houses give this part of Kent its own special character. From its historic origins as a farming and market town, Ashford has evolved to meet the needs of the modern family with plenty to offer those who enjoy walking, cycling, golf and swimming. There is a good range of recreational and shopping facilities including a designer outlet and a multiplex cinema all a short drive away. Ashford is served by excellent schools including highly regarded private and grammar schools.

There are fast road and rail connections to London and beyond with the high speed train taking approximately 37 minutes to London St Pancras. The Channel Tunnel terminal lies just minutes away in Cheriton and the Eurostar services from Ashford International Station take you to Brussels, Lille and Paris within a matter of hours.

## Description

This modern family home is now approximately 20 years old and, in our opinion, still represents a low maintenance family home. The current

owners have invested heavily in the property over the last few years and have improved most of the important (and expensive) features. These improvements include a recently re-fitted boiler, hot water tank, new front and rear doors, facias, soffits, kitchen, bathroom and en-suite. Sensibly, the dividing wall between the kitchen and now former utility has been removed with the resulting large kitchen breakfast room having ample space for a good sized table.

This leads onto the integral garage, which offers handy space for additional white goods and further storage if required. The large American Fridge Freezer will remain at the property once sold. The dining room leads through to the living room via French doors. The living room boasts a coal effect gas fire with smart sandstone surround.

Upstairs there are three double bedrooms, with the bedroom over the garage boasting the most floor space. One bedroom enjoys an en-suite and then the modern bathroom caters for the others.

## Outside:

To the front of the property there is a block paved driveway that offers parking for 2 cars and then leads to a further lawned area, with a few small trees present.

The rear garden has a Southerly aspect. The garden has been thoughtfully landscaped with a lawned area occupying the lions share of the space and then a number of seating areas including the patio to the rear of the house, a further patio (currently home to two comfy sun-loungers and then a raised decking area to the far corner (currently home to a hot tub). Here there is a small, artificial stream that leads past the decking and then into the garden pond.

## Services:

All mains services are connected

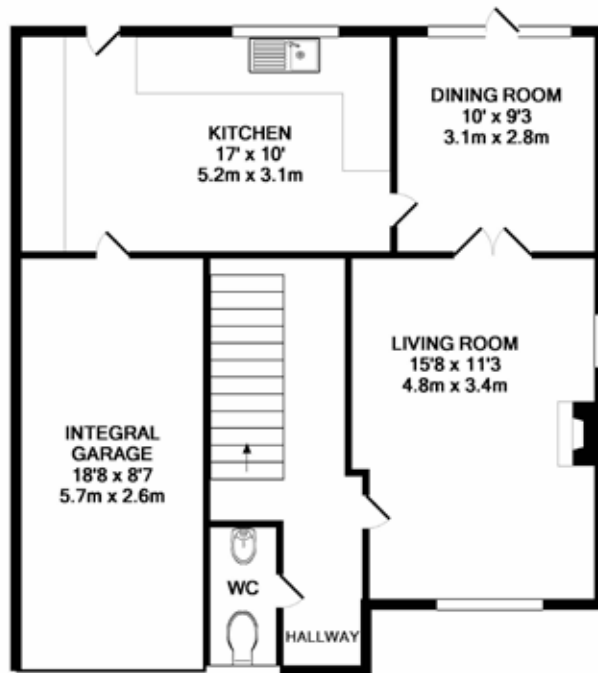
## Viewing:

Strictly by appointment with the agent.

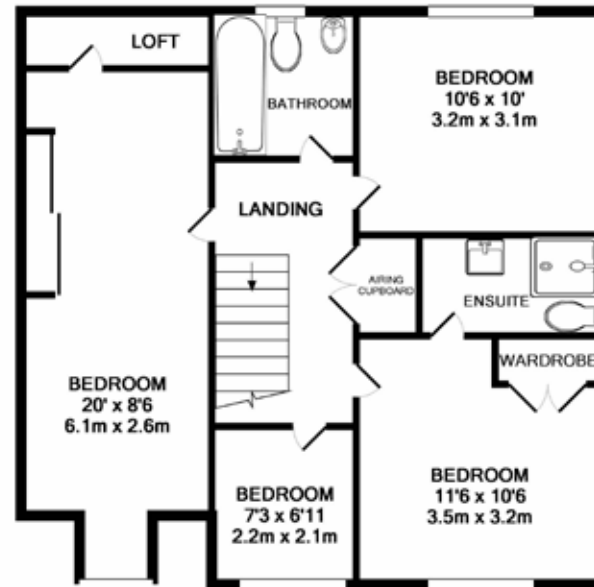
**AHSI 90098 (A1527)**

# Ashford Homes

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GROUND FLOOR

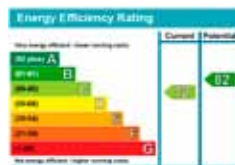


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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



## Directions

**Approaching Ashford from Maidstone on the M20**, exit the motorway at Junction 10 and take the 4th exit, Bad Munstereifel Road towards Ashford International Station. Continue over the next roundabout and take the left turning on to the A2070 towards Brenzett. At the next roundabout, take the third exit into Sheepfold Lane. At the end, turn right onto Bluebell Road and then right into Reed Crescent. Following along for a few 100 yards, Ruffets Wood will be on your right hand side.

**Sat Nav TN23 3QQ**

## Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including an International Station with Eurostar trains to Europe and 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns.

Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



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

## Tenterden Office:

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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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# Are you thinking of 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 would like a second opinion, I can help with that, too.

Working in Estate Agency since 2006 I have a huge amount of experience selling all manner of property types and sizes.

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.

Hobbs Parker are not only busy selling property in Ashford, we are also busy promoting and supporting Ashford through the marketing that we do online and within social media.

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

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

Ashford is entering very exciting times and Hobbs Parker is at the forefront of making sure that our clients' properties receive the value that they deserve.

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.



Greg.

Ashford

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