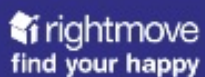




Everything you need to know about:

Hythe Road,  
ASHFORD, Ashford,  
Kent, TN24 8PN





**Introduction**



**The Property**



**Property Prices**



**Local Authority**



**Transport Links**

**Education**



**Health**



**Local Amenities**



**Local Policing**



**Census**





### An invaluable insight into your new home

This Location Information brochure offers an informed overview of **Hythe Road** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.





**HYTHE ROAD, ASHFORD £300,000**



**x3**  
Bedrooms

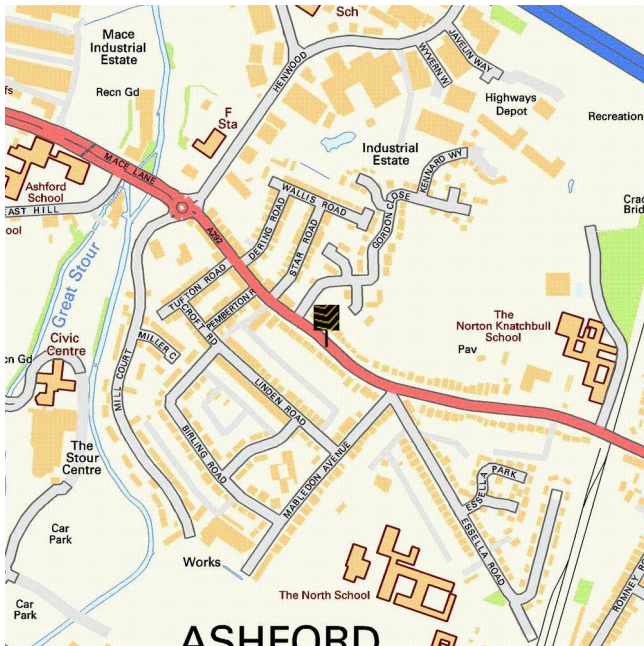


**x2**  
Living Rooms



**x2**  
Bathrooms

**Where you are**







GUIDE PRICE: £300,000 - £320,000

An extended and beautifully presented semi-detached home, ideally located for Ashford town centre and International Station. This most attractive home which is set back from the road in an elevated position comprises an entrance hall, sitting room, dining room, spacious kitchen/breakfast room, three bedrooms, bathroom and cloakroom. To the rear is a generous garden and off road parking.

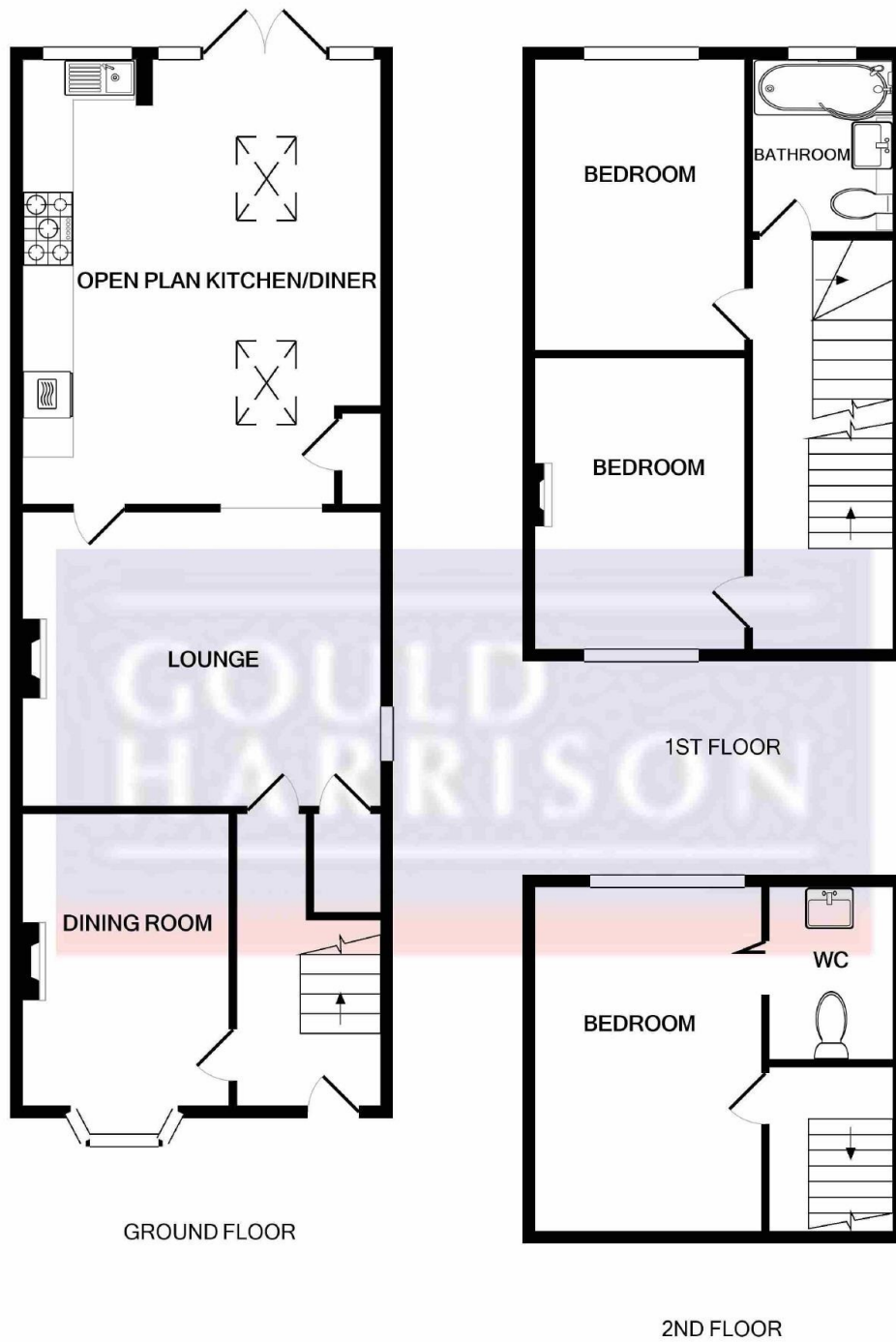
- **Casement Door to:** -
- **Entrance Hall** - Oak flooring covering, stairs to first floor, radiator, doors to:
- **Dining Room** - Double glazed bay window to front, fitted blinds will remain, feature fireplace with tiled hearth and wooden mantle above, TV aerial point.  
**3.61m x 2.59m (11'10 x 8'6)**
- **Sitting Room** - Oak floor covering, Victorian style fireplace with cast iron surround and mantle above, radiator, picture rail, doors through to:  
**4.37m x 3.61m (14'4 x 11'10)**
- **Open Plan Kitchen/Breakfast Room** - Vaulted ceiling with Velux window, double glazed window to rear and double glazed french doors to rear, tiled flooring, fitted wall and base units with oak worktops and wooden fronted cream coloured cupboards and drawers, five ring gas hob with extractor hood and lighting above, plumbing and space for washing machine and dishwasher, ceramic sink with mixer tap and drainer unit, localised tiling, downlighters, electric AEG eye level oven, AEG microwave, space for American style fridge/freezer, radiator, cupboard housing Baxi boiler.  
**5.18m x 4.42m (17'0 x 14'6)**
- **First Floor:** -
- **Landing** - Stairs to second floor and doors to:
- **Bathroom/WC** - Modern white suite comprising panelled bath with mixer tap and shower attachment, mains shower over, glazed screen, wash basin inset vanity unit with cupboards and drawers beneath, low level WC, tiled wall finish, chrome heater towel rail, extractor fan, frosted double glazed window to rear.
- **Bedroom** - Double glazed window to front, radiator, feature fireplace with Victorian style cast iron surround, laminate floor covering, radiator.  
**3.30m x 2.54m (10'10 x 8'4)**
- **Bedroom** - Double glazed window to rear, radiator.  
**3.63m x 2.57m (11'11 x 8'5)**
- **Second Floor:** -
- **Bedroom** - Under eaves storage, double glazed window to rear, bi-folding doors to:  
**3.81m x 2.95m (12'6 x 9'8)**
- **Cloakroom** - Low level WC, pedestal wash basin.
- **Rear Garden** - The generous rear garden is mainly laid to lawn with flowers and shrub borders, panel enclosed fencing, side and rear gated access.
- **Off Road Parking** - To the rear of the property, providing parking for two cars.

- **Tenure** - Freehold.
- **Council Tax** - Ashford Borough Council Band: C.
- **Services** - All main services are connected.
- - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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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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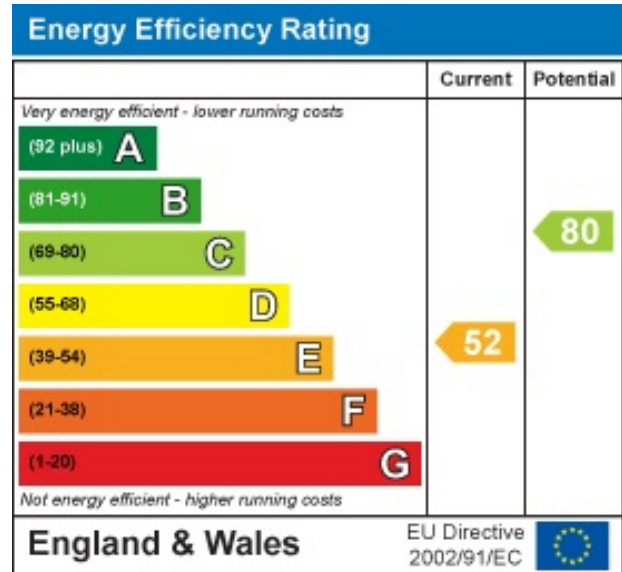
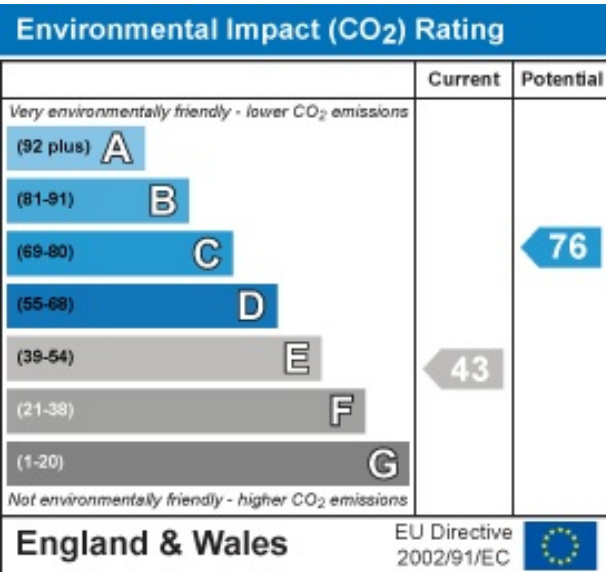
Below is the Energy Performance Certificate (EPC) for **Hythe Road**

Energy Performance Certificates illustrate the energy efficiency of homes on a scale from A to G. Those in Band A are the most efficient, and will usually have the lowest fuel bills.

The same scale is used to define the impact of a property on the environment. Higher rated homes will usually have less impact through carbon dioxide (CO<sub>2</sub>) emissions.

To put this in perspective, the average property in the UK is in band D or E for both ratings.

The Certificate also makes energy saving recommendations that may help reduce future energy bills. In some cases, these can be financed under the Government's Green Deal. In effect, Green Deal offers UK home-owners a loan, which is repaid through regular electricity bills. The main loan condition (the "Golden Rule") is that the amount saved each year on energy bills should be more than the cost of annual loan repayments. Note that the loan stays with the house when owners move on.



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Everything you want  
to know about  
local property prices



## How does **Hythe Road** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

Post code / County / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
<b>TN24</b>	£378474	£268736	£208720	£120597
<b>Kent</b>	£493329	£309045	£254112	£182678
<b>National</b>	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

## What prices have properties sold for in **Hythe Road**?

If you know the sold price of other properties in the same road, you will get a much better idea of how much your prospective new home could be worth. We have collated this information for you in the table below. It shows the address, sold price, and property type for all properties recently sold in **Hythe Road**.

Address	Type	Tenure	Price	DOT
168, HYTHE ROAD, ASHFORD, KENT, TN24 8PP	Semi-Detached	Freehold	£293000	2017-01-19
132, HYTHE ROAD, ASHFORD, KENT, TN24 8PR	Semi-Detached	Freehold	£270000	2016-12-05
50, HYTHE ROAD, ASHFORD, KENT, TN24 8PU	Terraced	Freehold	£159000	2016-10-26
397, HYTHE ROAD, ASHFORD, KENT, TN24 0QQ	Detached	Freehold	£452000	2016-10-14
299, HYTHE ROAD, ASHFORD, KENT, TN24 0QD	Semi-Detached	Freehold	£263000	2016-10-12
172, HYTHE ROAD, ASHFORD, KENT, TN24 8PP	Semi-Detached	Freehold	£310000	2016-10-12
85, HYTHE ROAD, ASHFORD, KENT, TN24 8PJ	Terraced	Freehold	£190000	2016-10-03
53, HYTHE ROAD, ASHFORD, KENT, TN24 8PG	Terraced	Freehold	£191500	2016-09-27
FIR COURT, 2, HYTHE ROAD, ASHFORD, KENT, TN24 0QW	Detached	Freehold	£355000	2016-08-17
233, HYTHE ROAD, ASHFORD, KENT, TN24 0QA	Detached	Freehold	£295000	2016-08-01

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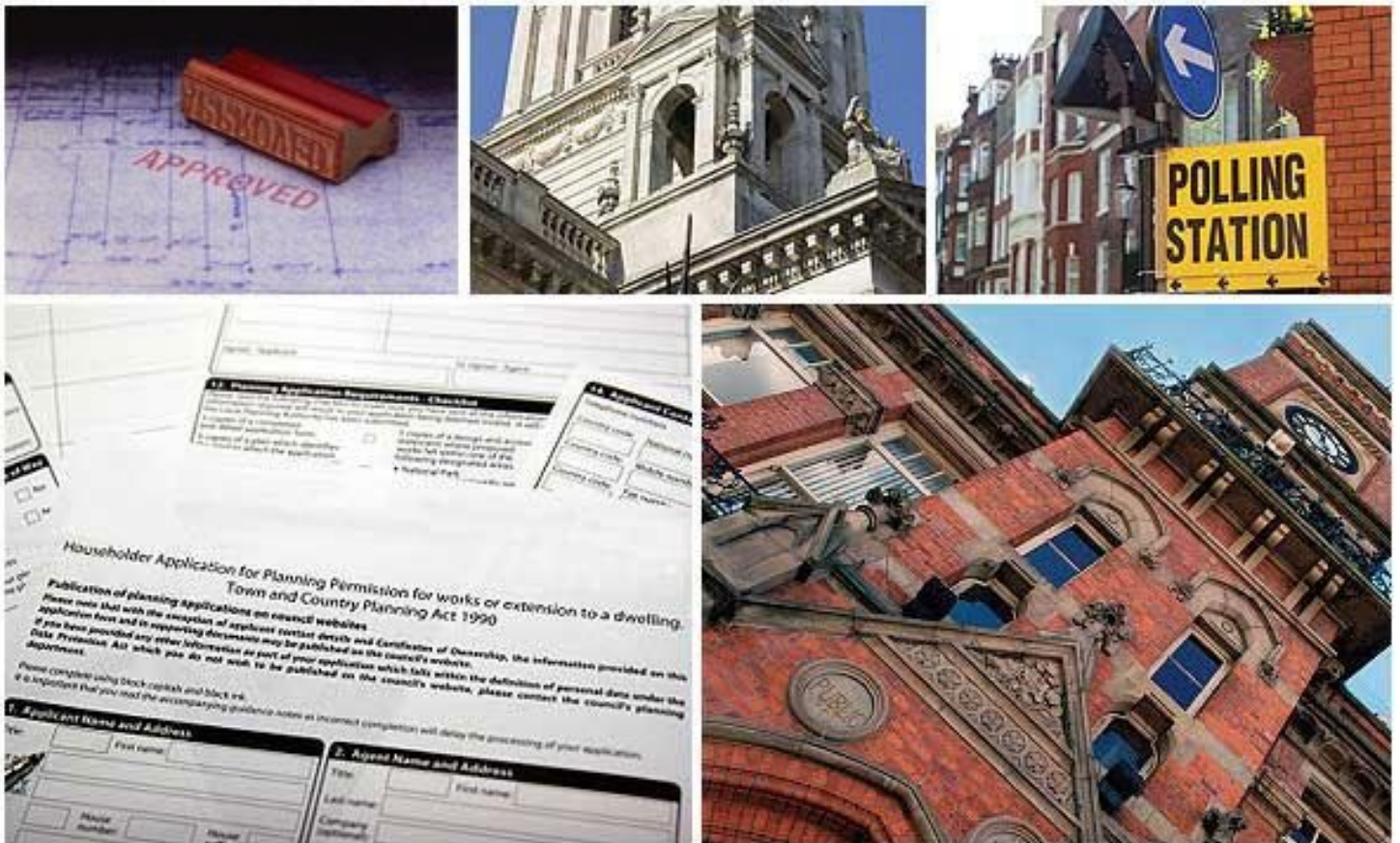


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Everything you want  
to know about  
local authorities





**Get to know your local authorities**

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move. There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**. Single-tier authorities are **Metropolitan Authorities, London Boroughs** and **Unitary or Shire Authorities**. Two-tier authorities have both a **County Council**, and a **District Council or City Council**. There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Hythe Road** are:

Shire / County / District	Website	Address	Contact details
Ashford Borough Council (Shire District)	<a href="http://www.ashford.gov.uk">http://www.ashford.gov.uk</a>	Tannery Lane, Ashford, Kent, TN23 1PL	t: 01233 637311 f: 01233 645654 e: enquiries@ashford.gov.uk
Kent County Council (Shire County)	<a href="http://www.kent.gov.uk">http://www.kent.gov.uk</a>	Maidstone, Kent, ME14 1XQ	t: 0845 8247247 f: 01622 759905 e: county.hall@kent.gov.uk

**Disclaimer:** The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.



Everything you want  
to know about  
transport links

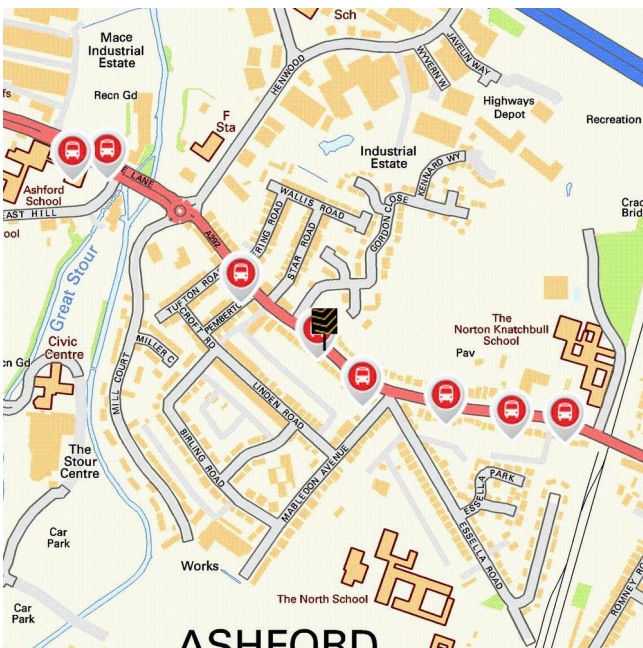




**Become familiar with public transport links**

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property. Using the maps below, you can pinpoint the precise locations of transport links for **Hythe Road**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

**Transport Links**








	Airports	Approx Distance
	Lydd London Ashford Airport	13.47 miles
	London Southend Airport	30.11 miles
	Biggin Hill Airport	38.97 miles
	London City Airport	43.66 miles
	London Gatwick Airport	45.37 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	10.71 miles
	Dover Western Docks Ferry Terminal	18.77 miles
	Dover Eastern Docks Ferry Terminal	19.22 miles
	Ramsgate Ferry Terminal	26.04 miles
	Gravesend Pier	30.37 miles
	Tilbury Ferry Terminal	30.67 miles
	Burnham on Crouch Ferry Landing	33.07 miles
	Wallasea Island Ferry Landing	33.09 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.



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	Train Stations	Approx Distance
	Ashford International Rail Station	0.44 miles
	Wye Rail Station	3.25 miles
	Ham Street Rail Station	5.59 miles
	Charing (Kent) Rail Station	5.87 miles
	Pluckley Rail Station	5.98 miles
	Westenhanger Rail Station	7.56 miles
	Chilham Rail Station	7.8 miles
	Appledore (Kent) Rail Station	8.4 miles
	Bus Stops	Approx Distance
	Star Road	0.01 miles
	Mabledon Avenue	0.06 miles
	Star Road	0.09 miles
	Mabledon Avenue	0.14 miles
	Norton Knatchbull School	0.2 miles
	Norton Knatchbull School	0.25 miles
	East Hill	0.27 miles
	East Hill	0.29 miles
	Coach Stops	Approx Distance
	Ashford (Kent): Town Centre Coach Stops	0.45 miles
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	1.53 miles
	Sellindge (Kent): Ashford Rd Coach Stop	6.16 miles
	Newingreen (Kent): Ashford Rd Coach Stop	7.78 miles
	Hythe (Kent) Coach Stop	9.95 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	11.42 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	12.28 miles
	Canterbury Bus Station	12.34 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.

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Everything you want  
to know about  
local schools

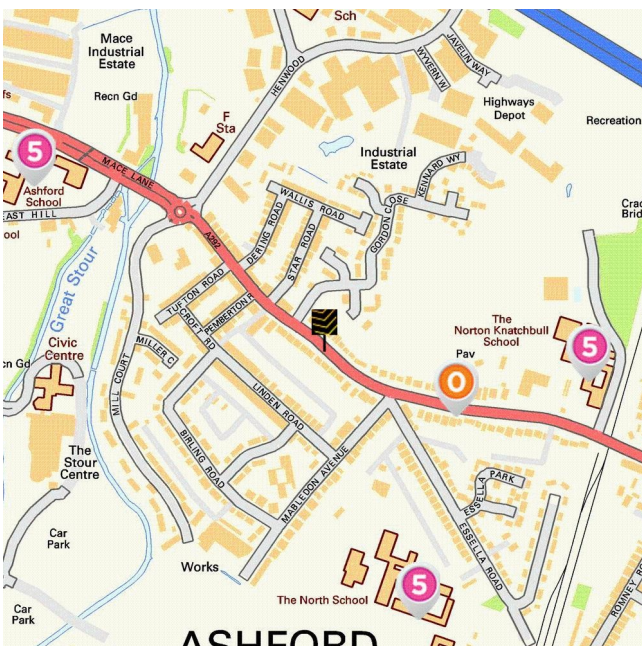


**How are local schools performing?**

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.

If you want to know more about a particular school or college, you can also visit the Ofsted website <http://www.ofsted.gov.uk/inspection-reports/find-inspection-report>

**Local Schools**



The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Hythe Road**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon


Key Stage	Definition
Key Stage 0	Marker / indicator - no legal definition
Key Stage 1	Fits broadly with the first stage of education, i.e. ages 5-7.
Key Stage 2	Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education.
Key Stage 3	Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13.
Key Stage 4	Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations.
Key Stage 5	Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5.

	Key Stage 0 - Name and Address	Approx Distance
	<p><b>Name:</b> Rainbow Childrens Nursery  <b>Address:</b> 207 Hythe Road, ASHFORD, Kent, TN24 8PL</p>	0.14 miles
	<p><b>Name:</b> Goldilocks Children's Nursery  <b>Address:</b> Hollington Place, ASHFORD, Kent, TN24 8UN</p>	0.61 miles
	<p><b>Name:</b> Cherrytree Nursery School Ltd  <b>Address:</b> Wainwright Place, ASHFORD, Kent, TN24 0PF</p>	0.67 miles
	<p><b>Name:</b> Ashford PlayNursery School  <b>Address:</b> Wall Road, ASHFORD, Kent, TN24 8NZ</p>	0.68 miles

**Disclaimer:** The information represented in this section has been sourced from Experian and is based on the property's postcode.



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	Key Stage 2 - Information	Approx Distance
	<p><b>Name:</b> Victoria Road Primary School</p> <p><b>Address:</b> Victoria Road, Ashford, TN23 7HQ</p> <p><b>Contact Number:</b> 0123 3620044</p> <p><b>Age Range:</b> 5-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Does not apply</p>	0.68 miles
	<p><b>Name:</b> Ashford - St Mary's Church of England Primary School</p> <p><b>Address:</b> Western Avenue, Ashford, TN23 1ND</p> <p><b>Contact Number:</b> 0123 3625531</p> <p><b>Age Range:</b> 4-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Church of England</p>	0.9 miles
	<p><b>Name:</b> St Teresa's Catholic Primary School - Ashford</p> <p><b>Address:</b> Quantock Drive, Ashford, TN24 8QN</p> <p><b>Contact Number:</b> 0123 3622797</p> <p><b>Age Range:</b> 5-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Roman Catholic</p>	0.95 miles
	<p><b>Name:</b> Willesborough Junior School</p> <p><b>Address:</b> Highfield Road, Ashford, TN24 0JU</p> <p><b>Contact Number:</b> 0123 3620405</p> <p><b>Age Range:</b> 7-11 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> None</p>	1.02 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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## Reading, Writing and Maths

	Name	Expected	Higher
2	Victoria Road Primary School	76.0 %	3.0 %
	Ashford - St Mary's Church of England Primary School	53.0 %	7.0 %
	St Teresa's Catholic Primary School - Ashford	58.0 %	6.0 %
	Willesborough Junior School	51.0 %	2.0 %
	<b>Kent</b>	59.0 %	6.0 %
	<b>National</b>	53.0 %	5.0 %


## Primary Progress Measures

As well as actual pupil performance in tests and exams an important Key Performance Indicator is that of progress measures that compare the actual achievements of other pupils nationally with similar prior attainment. Any increase in attainment achieved by each pupil will be reflected in the schools progress scores. They are fairer to schools in challenging circumstances, as they recognise a school that is doing a good job with an intake with poor prior attainment.

## Progress Measures for 2017

	Name	Progress Measures 2017		
2	Victoria Road Primary School	<b>Maths</b> PM -1.5 Lower -3.5 Upper 0.5	<b>Reading</b> PM -2.0 Lower 0.3 Upper N/A	<b>Writing</b> PM 1.4 Lower -0.8 Upper 3.6
	Ashford - St Mary's Church of England Primary School	<b>Maths</b> PM -0.4 Lower -1.9 Upper 1.1	<b>Reading</b> PM 0.3 Lower 2.0 Upper N/A	<b>Writing</b> PM 0.8 Lower -0.8 Upper 2.4
	St Teresa's Catholic Primary School - Ashford	<b>Maths</b> PM -1.6 Lower -3.6 Upper 0.4	<b>Reading</b> PM -0.6 Lower 1.7 Upper N/A	<b>Writing</b> PM -0.6 Lower -2.8 Upper 1.6
	Willesborough Junior School	<b>Maths</b> PM -1.6 Lower -2.6 Upper -0.6	<b>Reading</b> PM -1.5 Lower -0.4 Upper N/A	<b>Writing</b> PM 0.3 Lower -0.8 Upper 1.4

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.


	Key Stage 4 - Information	Approx Distance
	<p><b>Name:</b> The Norton Knatchbull School  <b>Address:</b> Hythe Road, Ashford, TN24 0QJ  <b>Contact Number:</b> 0123 3620045  <b>Age Range:</b> 11-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> None  <b>Admission Policy:</b> Selective</p>	0.25 miles
	<p><b>Name:</b> The North School  <b>Address:</b> Essella Road, Ashford, TN24 8AL  <b>Contact Number:</b> 0123 3614600  <b>Age Range:</b> 11-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.27 miles
	<p><b>Name:</b> Ashford School  <b>Address:</b> East Hill, Ashford, TN24 8PB  <b>Contact Number:</b> 0123 3625171  <b>Age Range:</b> 0-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Christian  <b>Admission Policy:</b> Not applicable</p>	0.33 miles
	<p><b>Name:</b> Highworth Grammar School  <b>Address:</b> Quantock Drive, Ashford, TN24 8UD  <b>Contact Number:</b> 0123 3624910  <b>Age Range:</b> 11-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply  <b>Admission Policy:</b> Selective</p>	1.02 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.






### Percentage of pupils achieving 5+ A\*-C/9-4 or equivalents including 9-4 in both English and mathematics GCSEs

	Name	2017	2016	2015	2014
	The Norton Knatchbull School	96.0 %	97.0 %	95.0 %	93.0 %
	The North School	45.0 %	44.0 %	24.0 %	36.0 %
	Ashford School	0.0 %	0.0 %	0.0 %	0.0 %
	Highworth Grammar School	98.0 %	98.0 %	98.0 %	97.0 %
	<b>Kent</b>	<b>59.9 %</b>	<b>59.0 %</b>	<b>57.4 %</b>	<b>58.1 %</b>
	<b>National</b>	<b>56.6 %</b>	<b>53.5 %</b>	<b>53.8 %</b>	<b>53.4 %</b>

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.


### Average number of GCSE entries per pupil

	Name	Number
	The Norton Knatchbull School	9.7
	The North School	9.3
	Ashford School	6.0
	Highworth Grammar School	9.8
	<b>Kent</b>	<b>8.5</b>
	<b>National</b>	<b>8.2</b>

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




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	Key Stage 5 - Information	Approx Distance
	<p><b>Name:</b> The Norton Knatchbull School  <b>Address:</b> Hythe Road, Ashford, TN24 0QJ  <b>Contact Number:</b> 0123 3620045  <b>Age Range:</b> 11-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> None  <b>Admission Policy:</b> Selective</p>	0.25 miles
	<p><b>Name:</b> The North School  <b>Address:</b> Essella Road, Ashford, TN24 8AL  <b>Contact Number:</b> 0123 3614600  <b>Age Range:</b> 11-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.27 miles
	<p><b>Name:</b> The North School  <b>Address:</b> Essella Road, Ashford, TN24 8AL  <b>Contact Number:</b> 0123 3614600  <b>Age Range:</b> 11-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.27 miles
	<p><b>Name:</b> Ashford School  <b>Address:</b> East Hill, Ashford, TN24 8PB  <b>Contact Number:</b> 0123 3625171  <b>Age Range:</b> 0-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Christian  <b>Admission Policy:</b> Not applicable</p>	0.33 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




**Percentage of A level students achieving at least three levels at grades AAB or better, at least two of which are in facilitating subjects**

	Name	%
	The Norton Knatchbull School	9.9 %
	The North School	0.0 %
	The North School	N/A
	Ashford School	44.3 %
	<b>Kent</b>	<b>15.3 %</b>
	<b>National</b>	<b>17.0 %</b>

**Disclaimer:** The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

	Name	Value Added
	The Norton Knatchbull School	0.0
	The North School	0.4
	The North School	N/A
	Ashford School	0.4



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Everything you want  
to know about  
local health services



**How local are the health services?**


We all want good access to local health facilities, wherever we live. To see how well **Hythe Road** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

Hospitals		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	1.42 miles
A&E		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	1.42 miles
Walk-in Clinics		Approx Distance
	Willesborough Health Centre, The Willesborough Health Cntr, Ashford Kent, TN24 0HZ	0.94 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	GPs	Approx Distance
	SYDENHAM HOUSE, SYDENHAM HOUSE MED CENTRE, KENT, TN24 8DN	0.2 miles
	NORTH STREET SURGERY, NORTH STREET SURGERY, KENT, TN24 8JR	0.54 miles
	HOLLINGTON SURGERY, HOLLINGTON SURGERY, KENT, TN24 8UN	0.61 miles
	NEW HAYESBANK SURGERY, NEW HAYESBANK SURGERY, KENT, TN24 9JZ	0.77 miles

**Disclaimer:** The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	Dental Surgeons	Approx Distance
	Mp Jones, Romney House, ASHFORD, Kent, TN24 0RW	0.37 miles
	Ashford Dental Access Centre, Vicarage Lane Clinic, ASHFORD, Kent, TN23 1NJ	0.48 miles
	Leafield Dental Surgery, Church Road, ASHFORD, Kent, TN23 1RD	0.52 miles
	Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN	0.52 miles
	Lower Hayesbank Surgery, Lower Hayesbank, ASHFORD, Kent, TN24 8HE	0.54 miles

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Everything you want  
to know about  
local amenities





**What about local amenities?**

There are a number of local amenities on offer in the area around **Hythe Road**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

Local Grocers and Convenience Stores		Approx Distance
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	0.11 miles
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	0.52 miles
	One Stop Community Stores Ltd, 3 George Williams Way, ASHFORD, Kent, TN24 9RZ	0.87 miles
	Dhanda Stores, 2 Bockhanger Court, ASHFORD, Kent, TN24 9JJ	1.19 miles
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	1.27 miles
Supermarkets		Approx Distance
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	0.2 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	0.52 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	1.11 miles
	The Co-operative Food, 98 Faversham Road, ASHFORD, Kent, TN24 9DE	1.28 miles
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	1.31 miles

**Disclaimer:** The information represented in this section has been sourced from Experian and is based on the property/s postcode.



	Nightclubs	Approx Distance
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	12.07 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	12.44 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	15.13 miles
	Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	17.85 miles
	Beluga, 73 Bank Street, MAIDSTONE, Kent, ME14 1SN	17.96 miles
	Pubs / Bars / Inns	Approx Distance
	The Windmill Inn, 278 Hythe Road, ASHFORD, Kent, TN24 0QR	0.42 miles
	The County Hotel -jd Wetherspoon, 10 The High Street, ASHFORD, Kent, TN24 8TD	0.45 miles
	John Wallis - Stonegate Pubs, 8-9 Middle Row, ASHFORD, Kent, TN24 8SQ	0.53 miles
	The Swan, Tufton Street, ASHFORD, Kent, TN23 1QN	0.56 miles
	George Hotel, 68 High Street, ASHFORD, Kent, TN24 8TB	0.56 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	12.16 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	12.31 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	12.49 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	13.76 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	15.64 miles
	Restaurants	Approx Distance
	Everest Inn, 113 Station Road, ASHFORD, Kent, TN23 1PJ	0.43 miles
	Pizza Hut, 1-3 High Street, ASHFORD, Kent, TN24 8TH	0.45 miles
	Imperial China, 16 High Street, ASHFORD, Kent, TN24 8TD	0.45 miles
	Press Room Bistro, 40 Park Street, ASHFORD, Kent, TN24 8LS	0.49 miles
	Mcdonald's Restaurants Ltd, 46 High Street, ASHFORD, Kent, TN24 8TE	0.5 miles
	Golf Club / Courses / Professionals	Approx Distance
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	2.1 miles
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	3.48 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	9.01 miles
	Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	9.16 miles
	Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	9.21 miles

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	Places of Worship	Approx Distance
	Willesborough Baptist Church, Hythe Road, ASHFORD, Kent, TN24 0QR	0.42 miles
	Ashford Baptist Church, Station Road, ASHFORD, Kent, TN23 1PS	0.42 miles
	St Mary The Virgin Ashford, The College, ASHFORD, Kent, TN23 1QG	0.54 miles
	Ashford Christian Fellowship, Norwood Street, ASHFORD, Kent, TN23 1QT	0.58 miles
	Gateway Church, 14 Park Mall, ASHFORD, Kent, TN24 8RY	0.63 miles
	Banks / Financial Institutions	Approx Distance
	Natwest, 20 High Street, ASHFORD, Kent, TN24 8SH	0.46 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	0.5 miles
	Santander, 60-62 High Street, ASHFORD, Kent, TN24 8SZ	0.55 miles
	Barclays Bank Plc, 17 North Street, ASHFORD, Kent, TN24 8LF	0.56 miles
	Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	0.56 miles
	DIY Stores	Approx Distance
	The Flat Pack Man, 28 Lower Denmark Road, ASHFORD, Kent, TN23 7SY	0.74 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	0.92 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	0.96 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	1.25 miles
	Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	1.27 miles
	Hotels	Approx Distance
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	0.74 miles
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	1.12 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.14 miles
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	1.42 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	3.9 miles
	Theatres / Concert Halls	Approx Distance
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	11.6 miles
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	11.79 miles
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	12.49 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	15.76 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	17.99 miles

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	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.14 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	11.66 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	12.42 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	13.14 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	13.65 miles
	Leisure Centres	Approx Distance
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	0.3 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	0.92 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	2.04 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	10.07 miles
	Kings School Recreation Centre, 1 St Stephens Road, CANTERBURY, Kent, CT2 7HU	12.77 miles
	Newsagents	Approx Distance
	Raj's Newsagents Ltd, 79 Hythe Road, ASHFORD, Kent, TN24 8PH	0.08 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	0.59 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	0.66 miles
	South Willesborough Newsagents, 63 Gladstone Road, ASHFORD, Kent, TN24 0BZ	0.99 miles
	Savers Newsagent, 57 Faversham Road, ASHFORD, Kent, TN24 9DD	1.14 miles
	Post Offices	Approx Distance
	North Willesboroughs Post Office, 104 Albemarle Road, ASHFORD, Kent, TN24 0HN	0.57 miles
	Post Office Ltd, Tufton Street, ASHFORD, Kent, TN23 1AA	0.61 miles
	New town Stores & Post Office, 20 New town Green, ASHFORD, Kent, TN24 0PE	0.69 miles
	Willesborough Post Office, 65 Church Road, ASHFORD, Kent, TN24 0JZ	0.89 miles
	Kingsnorth Road Sub Post Office, Kingsnorth Road, ASHFORD, Kent, TN23 6HZ	1.36 miles

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Everything you want  
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local policing



### Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Hythe Road**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

### Your policing neighbourhood

The name of your policing neighbourhood is **Ashford - Stour** and it has a population of **5360**.

Stour ward is an urban area with more than 2,300 households.

#### Your Local Policing Team

Name	Rank	Tel No.	E-mail
Jasmine Bloomfield	Sergeant	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	101	
Lee Sinden	PCSO	101	

**Disclaimer:** The information represented in this section has been sourced from data.police.uk.

### Locations of Interest

Ashford Police Station  
 station  
 Tufton Street, Ashford

9am - 5pm Monday to Saturday (excluding bank holidays)

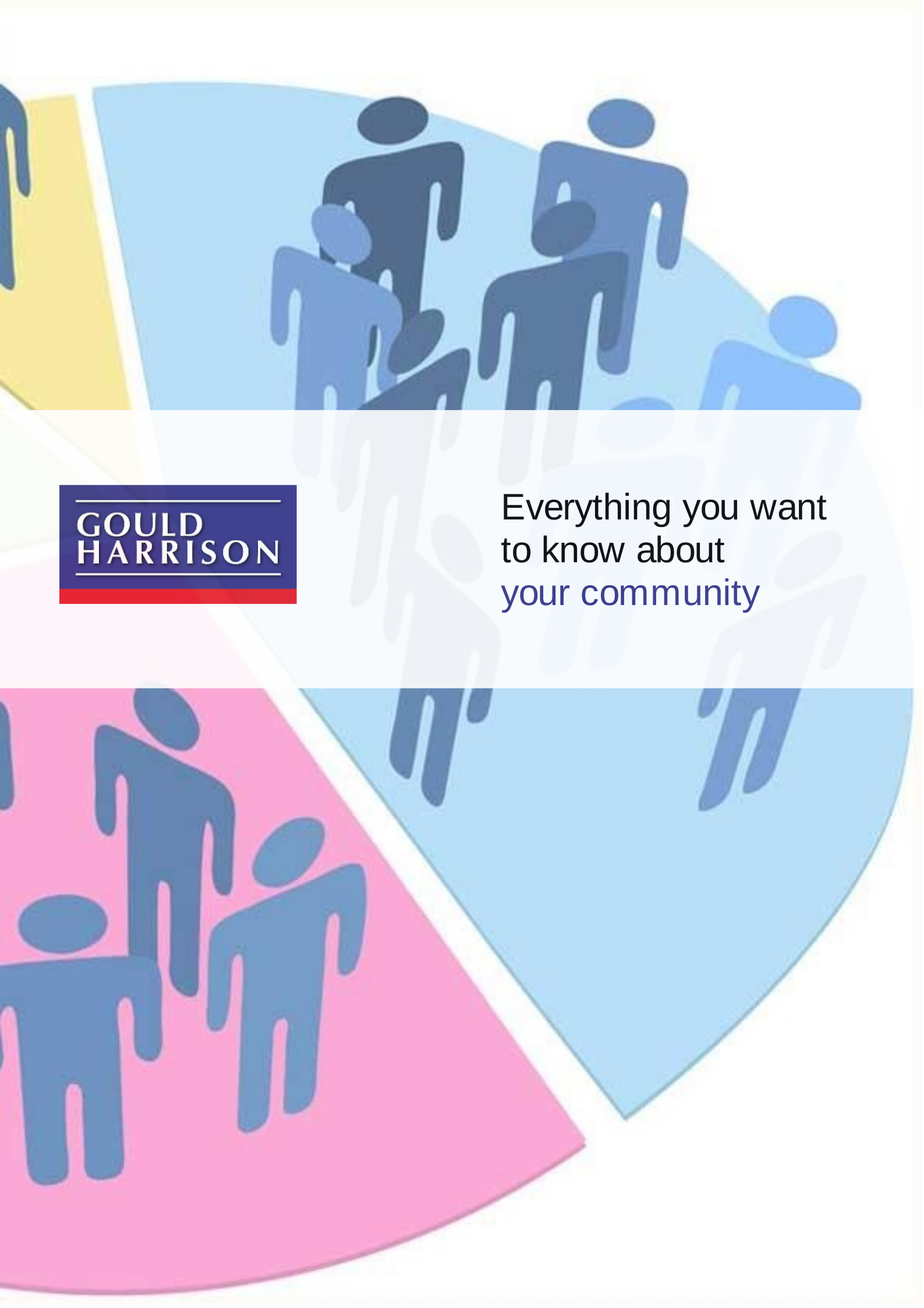
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The logo for Gould Harrison, featuring the company name in white, uppercase letters on a dark blue rectangular background with a red horizontal bar at the bottom.

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A graphic background consisting of several overlapping, semi-circular segments in shades of blue, pink, and yellow. Each segment contains stylized human figures in various colors (dark blue, light blue, pink) representing a diverse community.

Everything you want  
to know about  
your community



### Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Hythe Road** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

The below tables allow you to make a comparison between your prospective local vicinity (Output Area), County and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

### Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the county and national average.

	Output Area	Kent	National
0-4	6.93% (19)	5.88% (78234)	5.96% (2926238)
5-14	12.04% (33)	13.25% (176173)	12.93% (6351576)
15-24	7.66% (21)	11.35% (150934)	12.18% (5985323)
25-34	21.53% (59)	12.75% (169556)	14.36% (7054271)
35-44	14.6% (40)	14.59% (193995)	14.94% (7341900)
45-54	14.23% (39)	13.74% (182706)	13.22% (6494262)
55-64	10.58% (29)	11.29% (150060)	10.54% (5177261)
65-74	6.57% (18)	8.86% (117815)	8.35% (4102841)
75-84	2.92% (8)	6.1% (81084)	5.6% (2751135)
>85	2.92% (8)	2.19% (29161)	1.94% (954024)



## Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A\*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

	Output Area	Kent	National
None	29.27% (60)	28.33% (268478)	28.85% (10251674)
Level 1	23.9% (49)	18.21% (172579)	16.63% (5909093)
Level 2	21.95% (45)	21.01% (199159)	19.36% (6877530)
Level 3	7.32% (15)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	10.73% (22)	16.77% (158974)	19.9% (7072052)
Unknown	6.83% (14)	7.73% (73224)	6.92% (2459460)

**Disclaimer:** The information represented in this section has been sourced from The Office for National Statistics.

## Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

	Output Area	Kent	National
Employee part time	11.17% (23)	12.43% (117796)	11.81% (4196041)
Employee full time	52.43% (108)	40.4% (382965)	40.81% (14499241)
Self employed part time	0.0% (0)	2.24% (21251)	1.95% (694033)
Self employed full time	3.88% (8)	7.12% (67454)	6.36% (2260955)
Unemployed	3.88% (8)	2.8% (26582)	3.35% (1188855)
Full time students	1.94% (4)	2.35% (22260)	2.58% (917582)
Student	1.46% (3)	3.79% (35943)	4.67% (1660564)
Retired	10.68% (22)	14.69% (139198)	13.54% (4811595)
Looking after home family	7.77% (16)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	4.37% (9)	4.36% (41313)	5.3% (1884901)
Other	2.43% (5)	2.63% (24921)	3.1% (1102095)

**Disclaimer:** The information represented in this section has been sourced from The Office for National Statistics.

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