



59 Tally Ho Road, Stubbs Cross
£650,000

59 Tally Ho Road

Stubbs Cross, Ashford

Have you ever wanted to own your own piece of Ancient Woodland? Set within 1.4 acres, of which 0.5 acres is Bluebell Woodland, is this substantial three-bedroom detached family home, enjoying a semi-rural position yet within easy reach of Ashford & Tenterden.

Council Tax band: F

Tenure: Freehold

- Three-bedroom detached family home set within 1.4 acres
- Mature gardens of which approx 0.5 acres is Bluebell Woodland
- Potential to create an annex (garage conversion)
- Semi-rural position yet within easy reach of both Ashford & Tenterden
- Available with no forward chain!
- Approx 4 miles from Ashford International Station
- Planning Permission Approved to extend under application ref PA/2022/2071
- Solar Panels installed (4KW system)
- No onward chain



Entrance Hall

Door to the front, door into WC, door to Living Room. Panel radiator and carpet laid to the floor.

Lounge

11' 7" x 19' 0" (3.54m x 5.80m)

Triple aspect with windows to the front, side and rear, feature fire place with log burner, panel radiator, carpet laid to the floor. Door into Dining Room.

Dining Room

13' 6" x 14' 2" (4.11m x 4.33m)

Double aspect with window and Patio doors to each side, panel radiator, laminate wood flooring. Stairs lead to the first floor. Door to the Kitchen.

Kitchen/Dining Room

18' 9" x 14' 2" (5.72m x 4.33m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, island unit, plumbing and space for washing machine and dishwasher, built-in fridge/freezer. Freestanding Oil-Fired Central Heating Boiler. Part tiling to the walls and tiling to the floor. Triple aspect with windows and doors to the side and rear.

First Floor Landing

Doors to each of the bedrooms and bathroom, window to the side, loft access, carpet laid to the floor.

Bedroom 1

11' 7" x 19' 0" (3.54m x 5.80m)

Double aspect with windows to the front and side, panel radiator, carpet laid to the floor. Archway to Shower Room.

Bedroom 2

12' 9" x 12' 1" (3.88m x 3.69m)

Double aspect with windows to the side and rear, panel radiator and laminate wood flooring. Shelving and rails installed for storage.



Bedroom 3

10' 9" x 14' 2" (3.27m x 4.33m)

Window to the rear, panel radiator, laminate wood flooring.

Bathroom

Four piece bathroom suite comprising a quadrant walk-in shower, bath, close-coupled WC and wash hand basin.

Chrome towel radiator. Window to the rear. Partly tiled walls and tiling to the floor.

Services

Mains electricity, water and drainage. Oil fired Central Heating. Solar Panels installed. EPC rating: D (55). Local Authority: Ashford Borough Council. Council Tax Band: F

Location Finder

What3words:///baseless.overlaid.glassware

Planning Permission

Planning Permission is granted under reference PA/2022/2071 to extend the property on the ground floor and create a 4th bedroom. We understand however that should the ground floor extension not be required, the alteration to create a fourth bedroom upstairs would not require planning permission and could be completed with only building regulation approval. The planning approval also includes converting the double garage into an annex or separate accommodation, which would provide a space for a visiting guest, elderly relative or could provide a 4th bedroom. The double garage as is has an upstairs, which would make for a perfect home office in its currently form.



GARDEN

Mature gardens stretching to approx 1.4 acres.

DRIVEWAY

4 Parking Spaces

GARAGE

Single Garage







Ground Floor

Approx. 69.3 sq. metres (745.4 sq. feet)



First Floor

Approx. 69.1 sq. metres (743.5 sq. feet)

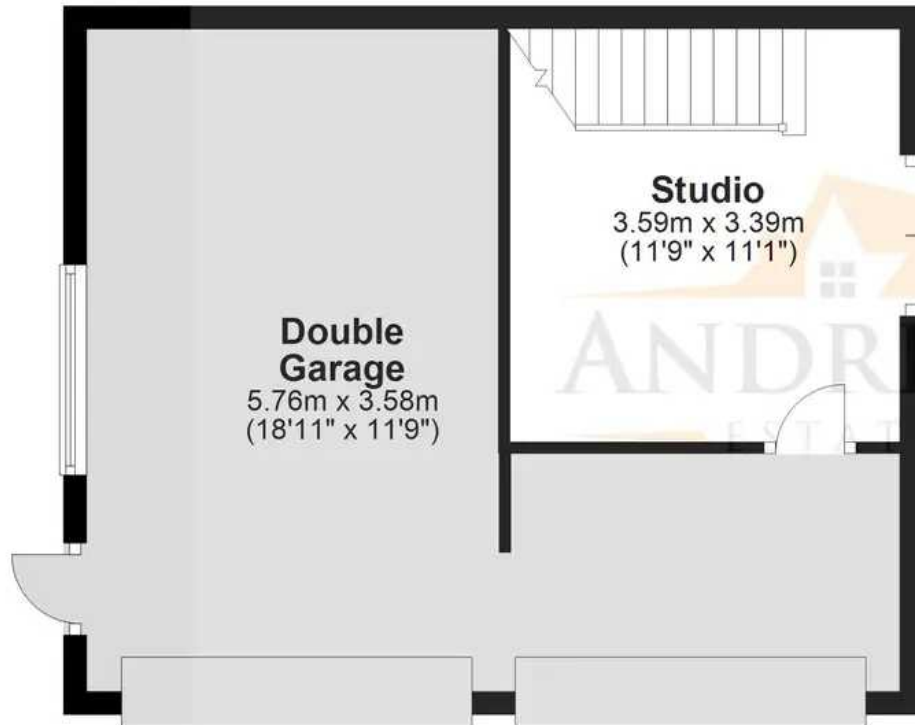


Total area: approx. 138.3 sq. metres (1488.9 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

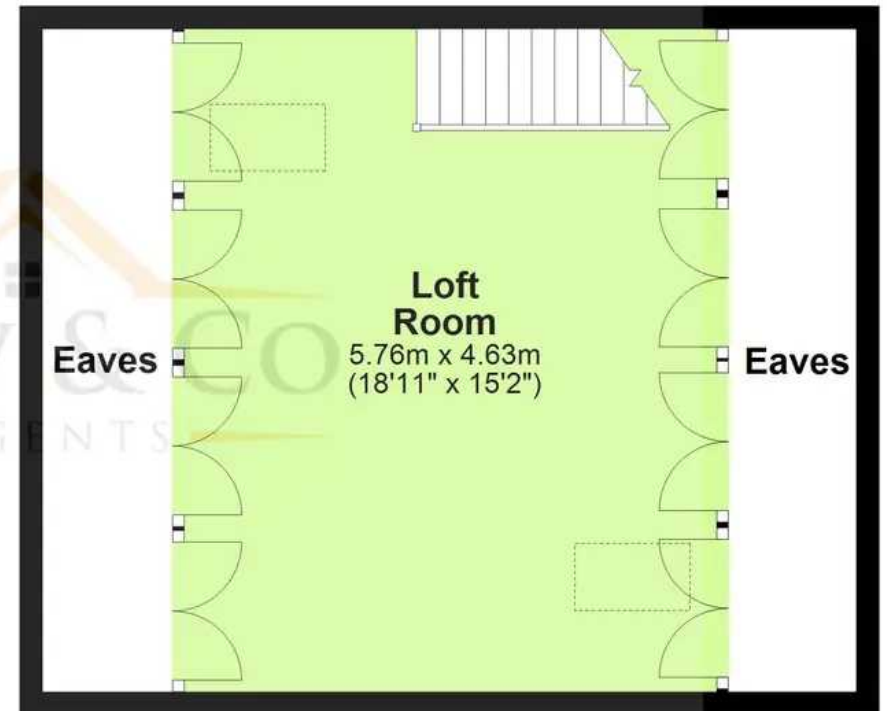
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 81.4 sq. metres (876.7 sq. feet)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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