



**The Coach House Willesborough Road, Kennington**  
**£850,000**

# The Coach House Willesborough Road

Kennington, Ashford

A substantial 4-bedroom home, enjoying 2800sqft of accommodation with potential for further development/extension, plenty of parking, large detached garage and workshop, matured gardens and conveniently positioned on the edge of town.

Council Tax band: E

Tenure: Freehold

- Substantial 4-bedroom home, enjoying almost 2800sqft of internal accommodation
- 4 double bedrooms, 3 bathrooms (2 en-suite) and downstairs cloakroom
- Modern kitchen opening to a spacious conservatory
- Three reception spaces (living room, dining room & conservatory)
- Potential for further development, including an Annex
- Mature gardens
- Plenty of parking for numerous vehicles alongside a large detached garage
- Edge of town position, easy access to Canterbury or into Ashford
- Ashford International Station approx 2.2 miles distant with fast services to London in 37 minutes



### Entrance Hallway

18' 7" x 15' 11" (5.66m x 4.85m)

Composite uPVC door to front, window to the rear, stairs to the first floor with useful under-stairs study space, doors to Kitchen, Dining Room and Cloakroom, panel radiator, authentic brick floor.

### Cloakroom

Window to the front, low-level WC, wash basin with storage cupboard beneath, radiator, brick flooring.

### Kitchen

18' 7" x 14' 5" (5.66m x 4.39m)

Window to the front, bi-folding doors to the conservatory, radiator, continuation of brick flooring. Modern kitchen featuring base, tall and island units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, integrated appliances including eye-level double oven, 5-burner gas hob, dishwasher, 2 x fridge/freezers. Plumbing for a washing machine, cupboard housing central heating boiler.

### Conservatory

21' 5" x 13' 7" (6.53m x 4.14m)

uPVC construction, windows overlooking the garden with doors leading out, panel radiators, pendant lights, plenty of power outlets. Continuation of brick flooring.

### Dining Room

18' 7" x 14' 5" (5.66m x 4.39m)

Double aspect with windows to the front and rear, radiator, picture rails, door into Living Room, continuation of brick flooring.

### Living Room

32' 0" x 12' 4" (9.75m x 3.76m)

Triple aspect with windows to the front, side and rear, Patio doors to the garden, radiators, Wood Burning Stove, continuation of brick flooring. Stairs leading to Bedroom 1.

### First Floor Landing

Window to the rear, doors to each of the bedrooms and bathroom, cupboard housing hot water cylinder, storage cupboard, loft access, radiator, exposed wooden floorboards



## **BALCONY**

Overlooking the rear garden, decking and glass balustrading.

## **REAR GARDEN**

Beautiful matured gardens featuring numerous trees, including some fruit trees, and shrubs, lawn area, brick-built pond. Garden shed, oil tank for garage/workshop, wood store. Gravel driveway leading to the garage. Exterior lighting, power and outside tap. A mix of Ranch fencing and Post & Wire fencing to the boundaries.

## **GARAGE**

Single Garage

Larger than average garage with roller door to the front. Plenty of power sockets and lights, good working height. Door into Workshop. Within the Workshop is an Oil central heating boiler (not commissioned) and radiators, with stairs leading to the first floor attic space. First floor attic space features radiators, power sockets and lights. Potential for conversion into Annex.

## **DRIVEWAY**

6 Parking Spaces

Large gravel driveway to the front of the house, leading around the side of the house and giving access to the garage. Parking for several cars comfortably.



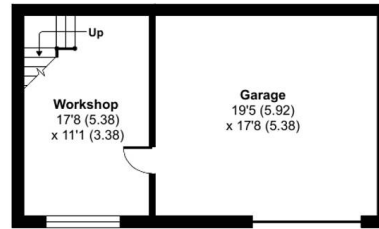
# Willesborough Road, Kennington, Ashford, TN24

Approximate Area = 2790 sq ft / 259.1 sq m

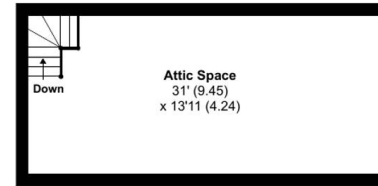
Garage = 981 sq ft / 91.1 sq m

Total = 3771 sq ft / 350.3 sq m

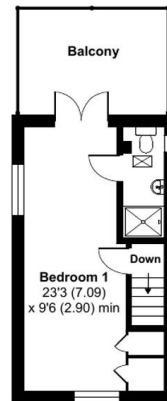
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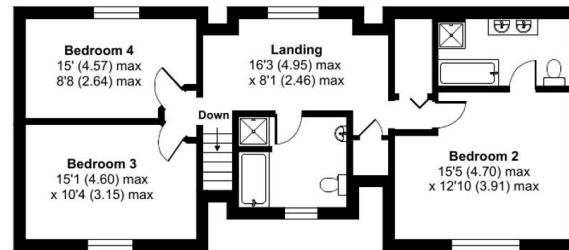
GARAGE GROUND FLOOR



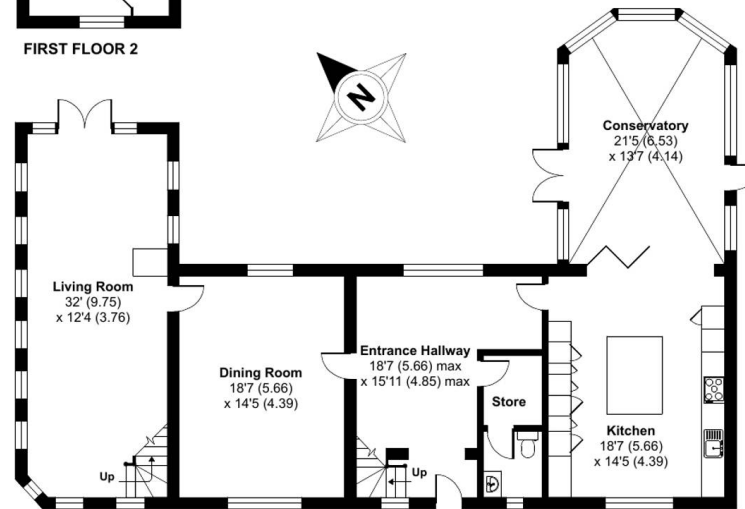
GARAGE FIRST FLOOR



FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR



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.

## Andrew & Co Estate Agents - Ashford

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