



28 Freathy Lane, Kennington, Ashford TN25 4QR

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



28 Freathy Lane, Kennington, Ashford TN25 4QR

- Substantial Detached Modern Residence
- Over 2000 Sq.Ft Of Perfectly Configured Accommodation
- Three Reception Rooms & Open Plan Kitchen/Diner
- Contemporary Window Shutters & Fine Quality Flooring
- Four Bedrooms & Three Bathrooms
- Exceptionally Energy Efficient
- Established South Facing Rear Garden
- Double Garage With Annexe Potential

SITUATION:

Kennington sits peacefully on the outskirts of Ashford, yet within easy reach of Ashford International Station and Ashford's bustling town centre. Ashford International offers a superb high speed commuter rail service, which reaches London St Pancras in approximately 38 minutes, along with a regular Eurostar service to the continent.

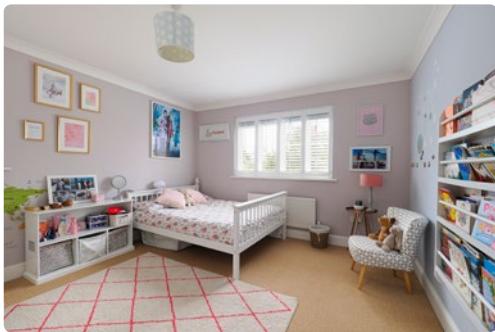
Ashford offers an excellent range of recreational and shopping amenities, with a bustling High Street and several good nearby retail outlets including the McArthur Glen Designer Outlet Centre, which is currently undergoing an exciting new expansion.

The property is also conveniently located for the M20 motorway network, which provides a road connection to London and the coast, whilst the William Harvey Hospital is also less than two miles away.

Nearby Conningbrook Lakes offers sailing and water sports, whilst Ashford is surrounded by some wonderful countryside with an abundance of footpaths and bridleways, ideal for those who enjoy outdoor pursuits.

The cathedral city of Canterbury is just 15 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a wide array of High Street brands, a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury also has an excellent choice of educational amenities, ranging from grammar schools to well-regarded private schools and three universities.



A substantial detached modern property which has been creatively configured and beautifully decorated throughout. There is over 2000 sq.ft of spacious and versatile accommodation which includes an open plan kitchen/diner which opens up onto an established south facing rear garden.

The property has been significantly updated by the current owners who have an eye for interior design and have presented the property with elegant decor, bespoke white window shutters, high quality Swedish wood flooring, and a refreshed Roma kitchen.



The property is exceptionally energy efficient, with double glazing, good levels of insulation, a recently installed wood burning stove and a southerly facing aspect, helping increase natural energy, reduce bills and contribute to greener living.

Freathy Lane is perfectly located between Ashford and the village of Boughton leas, on the edge of an area of outstanding natural beauty. There is an abundance of countryside

walks in the North downs, whilst Ashford town has undergone a huge regeneration project and offers high-speed links into London in less than 40 minutes.

The composite front door opens into a spacious entrance hall which has been recently laid throughout with Kahrs Swedish wood flooring. To the rear of the property there is an open plan kitchen family room which spills out onto the garden through the French doors.

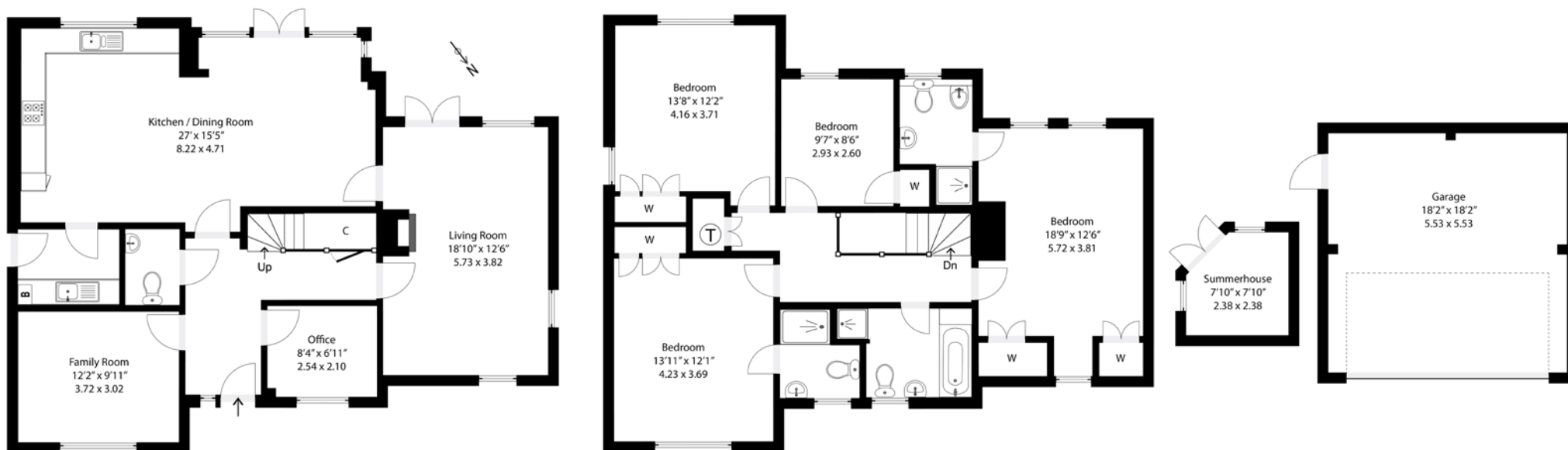
There is a high-quality, recently painted Roma kitchen, which have been finished with granite effect work tops and integrates a double Zanussi oven and Neff gas hob, the space is further complemented by a utility room which provides plenty of space for laundry appliances. Off the family room there is a triple aspect sitting room which has a contemporary wood burning stove nestled within an elegant stone mantle. The downstairs space is further enhanced by a cloakroom and two additional reception rooms one of which is used as an office,

whilst the other serves as a playroom.

The stairs ascend to the first floor where one will find a galleried landing which leads to a family bathroom and four generously proportioned bedrooms. Two of the largest bedrooms both benefit from ensuite shower rooms and fitted wardrobes.

OUTSIDE:

The property has an attractive frontage with established hedging, there is a sweeping driveway which leads to a double garage, currently used as a home gym but could be converted into an annexe. STPC. The garden enjoys a southerly facing aspect and has been beautifully manicured with established shrubs and young trees. The current owners have done a wonderful job of installing wooden decking which provides an area for alfresco dining as well as a shaded spot underneath a pergola with established wisteria. Nestled beneath there is a wooden summer house which has electric points and could be idea art studio or hobby room.



TOTAL FLOOR AREA: 2404 sq. ft (224 sq. m)
 HOUSE: 2019 sq. ft (188 sq. m)
 GARAGE/STUDIO: 385 sq. ft (36 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All main services are connected

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