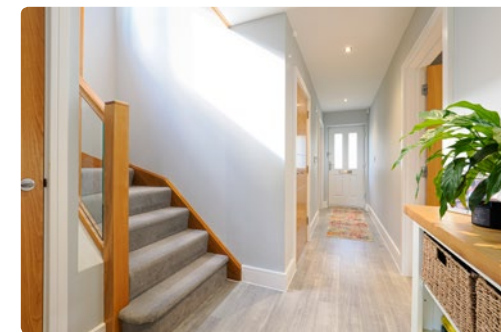
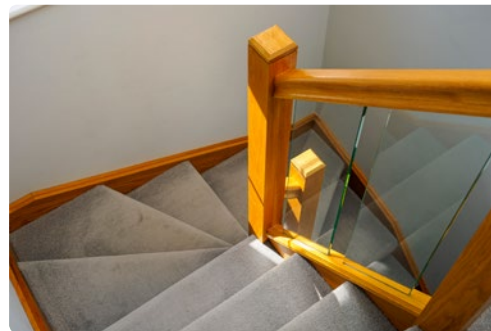




Freehold



3 Paddock View, Challock, Ashford TN25 4BQ

- Modern Detached Family Home
- Three Double Bedrooms & Two Bathrooms
- Almost 1400 Sq.Ft Of Immaculate Accommodation
- Quartz Topped Kitchen Breakfast Room
- Open Plan Living Room With French Doors
- Sun Terrace, Generous Garden & Driveway
- Small Exclusive Development With Stunning Views
- Village Location Between Faversham & Ashford

SITUATION:

Paddock View is situated in the village of Challock and is surrounded by beautiful countryside and woodland including Kings Wood. These 1500 acres of ancient woodland contain a rich variety of flora and fauna including roaming herds of fallow deer and provide a truly spectacular backdrop to this wonderfully rural property.

Challock is a picturesque and typically Kentish village, centred around the village Lees and situated high on the North Downs in an area of outstanding natural beauty. It is conveniently situated close to both the A251 from Faversham to Ashford and the A252 from Canterbury to Maidstone.

The village is served by a well-regarded primary school, The Barn Shop and a public house (The Stag). The village has a strong sense of community, with many clubs and societies running from either the village's Methodist chapel or the ancient Norman

Church of Saint Comas and Saint Damian.

Other nearby villages include Charing (4 miles), Wye (4 miles) and Chilham (5 miles) and Selling (6 miles), all of which offer a good range of local services including shops, primary schools, a post office, butchers, and railway stations.

From a wider range of amenities, you have the market towns of Faversham (7 miles), Ashford (7 miles) and the Cathedral city of Canterbury (11 miles). Both Canterbury and Ashford offer a good selection of shopping and leisure facilities, private and state schools, hospitals and mainline stations with high-speed links to London.



DESCRIPTION:

A traditionally styled detached three bedroomed modern residence built just a few years ago as part a small exclusive development in the village of Challock.

Set over two floors there is almost 1400 sq.ft of immaculately presented and exceptionally bright and airy accommodation, which overlooks a generous garden and beautiful paddocks beyond.

During this build every effort has been made to ensure the house is particularly energy efficient with solar panels, exceptional levels of insulation and underfloor heating.

One of six properties, number three sits central and has a neatly constructed facade of exposed brick and composite weatherboarding, pretty windows sit to the side of the front door which is sits beneath a pitched canopy with pillar supports. The front door opens into a spacious entrance hall, to the right there is a study



which overlooks the front whilst before reaching the stairs to the first floor there is a large wash closet.

To the left the kitchen breakfast room is well proportioned and provides an array of sleek shaker style units finished in high quality quartz work tops. All main appliances are integrated and include an oven, induction hob, microwave, dishwasher, washing machine and fridge freezer.

At the rear there is a large open plan family room with recently added wood burning stove set upon a slate hearth, whilst two sets of French doors offer wonderful views of countryside and lead to the rear garden and sun terrace.

To the first floor a glass galleried landing leads to three double bedrooms and a well-appointed family bathroom which comprises of a bath, separate shower, WC and basin with Grohe fixtures.

The main bedroom has a large bay window and enjoys views over the rolling countryside, there are two sets of fitted wardrobes and a luxury en-suite bathroom.

OUTSIDE:

A neatly laid lawn with a young tree sits to the front of the property whilst the drive is to the side and provides parking for up to three cars.

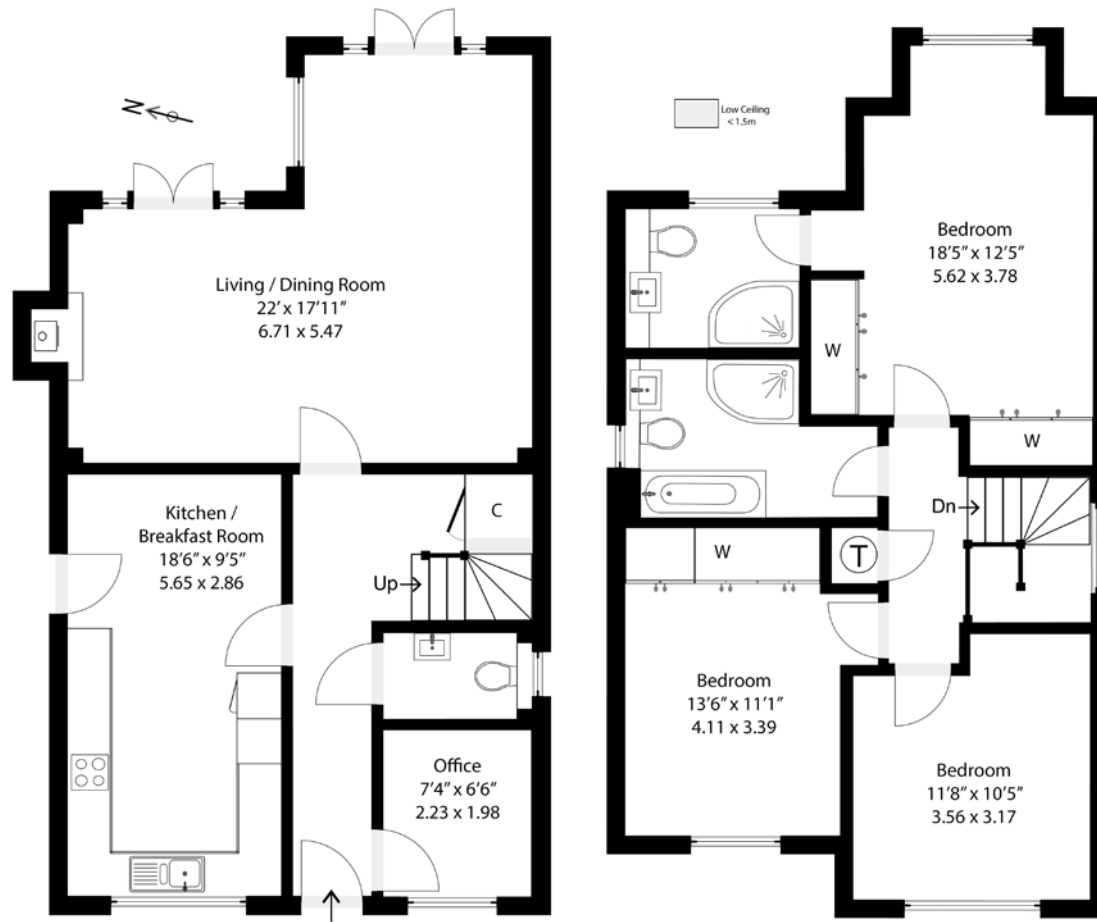
The garden can be accessed via the two sets of French doors in the living area, it is mainly laid to lawn and bordered by neat fencing there is also a patio area perfect for alfresco dining the rear garden can be reached from either side of the property with a door from the kitchen giving additional access.











TOTAL FLOOR AREA: 1342 sq. ft (125 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
Private drainage, calor gas & solar panels

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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