



hobbs
parker

Ashford Homes

7 Pearmain Way Singleton

DEDICATED TO ASHFORD PROPERTY

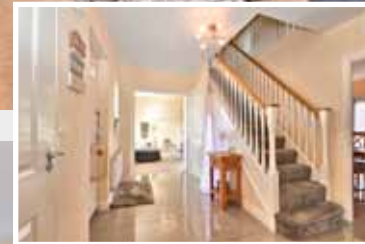
7 Pearmain Way

Singleton, Ashford, Kent TN23 5JL

A superb family home position on the edge of Singleton, just a short walk to schools and convenience stores.

The house has been updated and improved over the years and is now offered to the market in excellent condition. Particular highlights to note include the modern and spacious kitchen/diner, the four double bedrooms with two en-suites and extra downstairs reception/study.

Guide Price: £410,000



The property

Downstairs there is a kitchen/diner, utility room, living room, study and a cloakroom w/c.

Upstairs are four bedrooms, with two en-suites and a family bathroom.

Outside there is OSP leading onto the garage as well as a rear garden.

Travel

- Ashford (International train Station) – 3 miles approx.
- Hythe – 15 miles approx.
- Tenterden – 11 miles approx.



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Description

Constructed circa 10 years ago, this is a modern family home positioned on the edge of Singleton. Overlooking (in the distance) the new homes that are being built in Chilmington and benefitting from bridle paths and footpaths leading onto the village of Great Chart (with excellent countryside walks and pubs).

Internally the accommodation is spacious and well presented. Recently the hallway, leading into the kitchen/diner has been laid to contemporary tiled flooring. The kitchen is made up of a comprehensive range of wall and base units, finished in white and grey colours and concealing an integrated fridge freezer.

There is a double oven and matching hob fitted to the grey work surfaces. Being open to the dining area, having doors out to the rear garden and with under wall-unit lighting and funky LED lights to the kickboards, this is fabulous entertaining space for friends and families. The living room boasts French doors to the garden, a fitted contemporary gas fire with limestone surround.



Upstairs there are four double bedrooms, two with en-suites.

The Master bedroom boasts a relatively rare 4 piece suite, including a separate bath and shower.

There are fitted wardrobes to three of the bedrooms and the family bathroom services the other two bedrooms.

Gardens/Outside:

There is a garden to the rear that is laid to lawn with a patio to the rear of the house that provides space for all the typical garden furniture. There is access to the rear of the garage and then the garden leads onto a driveway with OSP for 2 cars.

Location:

Pearmain Way is an established residential road in the popular Singleton area of Ashford. Close to the Singleton shopping centre, walking distance of Singleton Lake and within access to Ashford International Railway Station via Victoria Way.

The M20 also links conveniently to the A28 to Tenterden and Templar Way to M20 Junction 9.

There are a number of primary schools close by along with Great Chart village and countryside. Ashford is well served for supermarket shopping within the town.

Directions

Southbound on the M20, come off at Junction 9, take the third exit Jacques Fougères Way and continue to the roundabout by John Lewis. Take the third exit and continue past Waitrose to the next roundabout and take the third exit. Pass through the next set of traffic lights to the roundabout by Matalan and take the second exit onto the Great Chart bypass.

At the next roundabout take the first exit into Tithe Barn Lane and proceed up the hill to the roundabout. Here, take the second turning into Imperial Way and then follow this around, then taking the left hand turning into Swaffer Way and then another left into Ribston Way.

At the top of this road, turn right into Pearmain Way and the property can then be found on the right hand side. **Sat Nav: TN23 5JL**

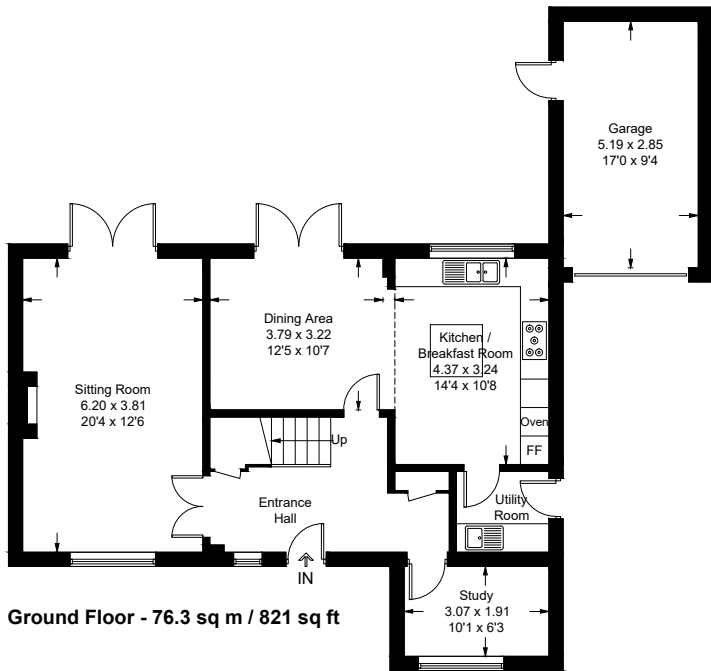
Services:

All mains services are connected but not tested.

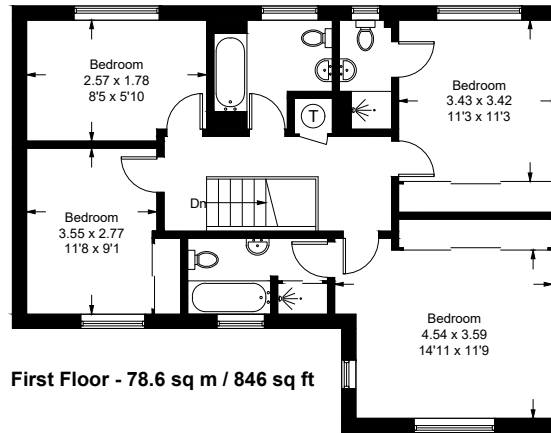
Viewing:

Strictly by appointment with the agent.

7 Pearmain Way, Singleton, Ashford



Ground Floor - 76.3 sq m / 821 sq ft



First Floor - 78.6 sq m / 846 sq ft

Approximate Gross Internal Area = 154.9 sq m / 1667 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Total = 169.8 sq m / 1827 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID614185)

Ashford Homes

DEDICATED TO ASHFORD PROPERTY

Singleton

Singleton is a suburb of Ashford created as an area of new houses which started in the 1980's.

Approximately 1.5 miles from the town centre, Singleton has grown into a popular family and first time buyers location.

of shops including doctors surgery, restaurant/pub and newsagents.

There are good schools nearby and commuter links to road and rail.



Energy Performance Certificate



www.hobbsparker.co.uk

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Ashford Office:
 Romney House
 Orbital Park
 Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
 9 The Fairings
 Oaks Road
 Tenterden, Kent TN30 6QX
01580 766766



Ashford Homes



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home?

Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you would like a second opinion, I can help with that, too.

Working in Estate Agency since 2006 I have a huge amount of experience selling all manner of property types and sizes.

To successfully sell your house at the right price and buy the next one, it is essential to have an agent with proven local knowledge and valuation experience.

Hobbs Parker are not only busy selling property in Ashford, we are also busy promoting and supporting Ashford through the marketing that we do online and within social media.

The first few weeks of marketing your house are vitally important. Having an agent that can put your house in front of the right buyers from the outset makes all the difference.

Ashford is entering very exciting times and Hobbs Parker is at the forefront of making sure that our clients' properties receive the value that they deserve.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call.

I would be happy to help.



Greg Wood BSc BusEcon NAEA
 Hobbs Parker Estate Agents
01233 506260
 greg.wood@hobbsparker.co.uk



Ashford Homes

Ashford
01233 506260
 Tenterden
01580 766766

www.hobbsparker.co.uk



Alex Davies
Country Houses



Greg Wood
Ashford Homes



Sarah Holgate
The Villages



Simon Godfrey
Tenterden Homes



James Hickman
Farms & Equestrian



Moya Bowerman
Residential Lettings

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.