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Ashford Homes



31 Herdwick Close Bridgefield Ashford

DEDICATED TO ASHFORD PROPERTY

31 Herdwick Close

Bridgefield, Ashford, Kent TN25 7FH

A detached house in show home condition, that boasts four bedroom, two bathrooms, positioned on the edge of this popular development overlooking the surrounding countryside. Outside there is a garage with associated driveway, ample visitor parking and a private garden.

Offers in excess of £380,000



The Accommodation *Totalling 1396 SqFt*

Ground Floor – Living room, kitchen/diner, utility and w/c.

First Floor – Four bedrooms, en-suite to master bedroom and family bathroom.

Travel

- Ashford International Station (HS1) Just over 2 miles
- Hythe 14 miles





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.

Position

Bridgefield is a modern estate on the outskirts of Ashford. There are two popular play parks for children to enjoy and a bridleway that runs through the estate onto Avocet Way in the Finberry development. There are several surrounding public footpaths, perfect for those wanting some quiet countryside walks and links to the A2070 provide swift access to the M20 and onto the Romney Marsh as required. There is a frequent bus service too.

Description

Located at the far end of Herdwick Close, the house is on the periphery of the development and as such, enjoys a far-reaching outlook whilst tucked away from passing traffic. Internally the house is in excellent decorative order. Particular highlights for me include the large kitchen/diner at the rear that leads onto the garden, the helpful addition of a utility room and the larger than expected garage (7m long). Being circa 4 years old, this modern home is sold with the remaining NHBC guarantees (10 years from new) for added peace of mind and should represent a low maintenance purchase, suitable for immediate occupation.

Outside:

There is a driveway in front of the garage and further visitor parking to use. The garden is mainly laid to lawn and has a patio adjacent to the kitchen/diner and then a path leading down the side of the garage to a timber built shed. There is a gate leading onto the driveway.

Location

Bridgefield is located on the south side of Ashford and is within a few roads of the town centre and Ashford International Station (HS1) as well as Junction 10 and 10a of the M20.

Sitting on the outskirts of the town, Bridgefield is well positioned for those looking to enjoy the wonderful surrounding countryside.

Villages such as Hamstreet, Warehore and Aldington are all within easy reach and boast a collection of country pubs, shops and parks.

A little further along the A2070, the village of Camber Sands offers great summertime entertainment as does the small traditional fisherman's town of Rye. For those with younger families there is an excellent play park within a short walk of your front door.

From its historic origins as a farming and market town, Ashford has evolved to meet the needs of the modern family with plenty to offer those who enjoy walking, cycling, golf and swimming. There is an excellent range of recreational and shopping facilities including a designer outlet and a multiplex cinema. Furthermore, there is a Waitrose, John Lewis and Dobbies Garden Centre. Ashford is served by excellent schools including highly regarded private and grammar schools.

Both Furley Park and Finberry Primary Schools are within a short walk too.

High speed trains to London St Pancras from Ashford International Station are provided by HSI (37 minutes).

Directions

As you come into Finn Farm Road, proceed into the estate and then turn right into Herdwick Close. This house will be found at the far end of the road, on the left hand side.

Sat Nav TN25 7FH

Services:

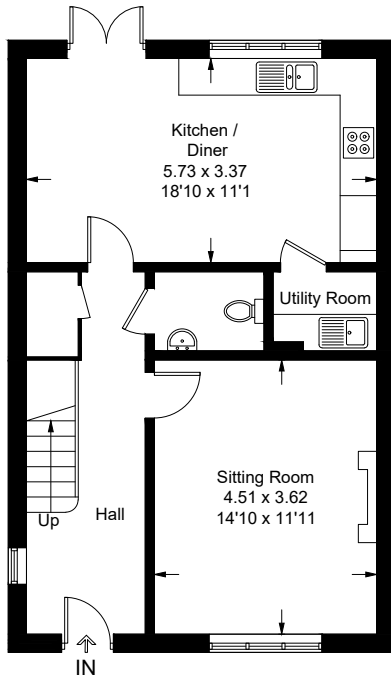
All mains services are connected

Viewing:

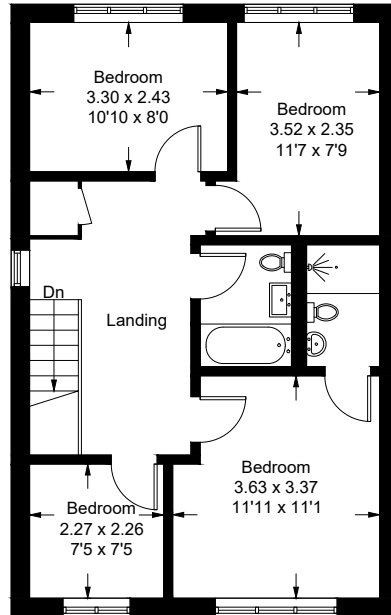
Strictly by appointment with the agent.

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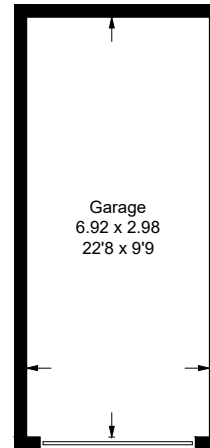
31 Herdwick Close, Bridgefield, Kingsnorth, Ashford



Ground Floor
54.7 sq m / 589 sq ft



First Floor
54.3 sq m / 584 sq ft



Garage
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 109 sq m / 1173 sq ft
Garage = 20.7 sq m / 223 sq ft
Total = 129.7 sq m / 1396 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. (ID707536)



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Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



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.

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Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including Ashford International Station with 37 minute High Speed trains to London St Pancras (HS1). There are M20 motorway junctions and principal road links to surrounding towns. Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store. Major leisure facilities include The Stour Centre and Julie Rose Stadium. The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



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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.



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