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The Villages

29 Downs Way Sellindge

LOCAL VILLAGE PROPERTY

29 Downs Way

Sellindge, Ashford, Kent TN25 6EZ

A spacious 3 bedroom detached bungalow with ensuite and bathroom, attached garage, gardens and lots of off road parking, all located in a popular residential road and within walking distance to the village shop, school and bus stop. There are some lovely countryside walks on your doorstep and good commuter links by rail and road.

Guide Price £350,000



Accommodation

- Entrance hall • Kitchen • Utility Room • Sitting/Dining Room • 3 Bedrooms • Modern Family Bathroom
- Ensuite shower room • Oil Fired Central Heating

Gardens

- Block paved driveway • Off-Road Parking • Garage
- Workshop. Patio • Lawns • Trees/Shrubs/plants

Communications

- M20 motorway 4 miles
- Westenhanger Station 3.5 miles
- Channel Tunnel 4.5 miles
- Ashford International Station (HS1) 8 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.

Situation

Downs Way is a popular residential road that runs through the village of Sellindge. In addition to many country walks and rides there are accessible village facilities including a primary school, convenience store/post office, recreational amenities and a doctor's surgery. Wider facilities are available in the surrounding area including access to the M20 motorway, Westenhanger main line railway station, the Channel Tunnel and Ashford International Station providing 37 minute high speed train service (HS1) to London St. Pancras. Throughout the area there is an excellent choice of schools both in the state and independent sectors including Grammar schools for boys and girls. Many of the local secondary schools can be accessed by school and public buses from the village.

The Property

29 Downs Way is a spacious and versatile detached bungalow. There is an entrance porch and door into the spacious sitting/dining room with feature fireplace. The kitchen is well equipped with a range of wall and base units with worksurfaces over and space for appliances. The bathroom is fitted with a modern bath suite including bath with shower over, vanity sink unit and w/c. There is an inner hall and 3 double bedrooms, the master bedroom benefiting from an ensuite shower room. One of the bedrooms currently set up as a home study and has double doors onto the garden patio. The big windows really make the house feel lovely and light inside.

The Gardens

The front of the property is easily maintained with block paved driveway leading to the garage providing parking for 2 cars. At the back of the garage is a utility room and workshop. There is further parking for 2 cars to the other side of the bungalow too and a side gate into the rear garden. This is mostly laid to lawn with a pretty patio area and mature trees, shrubs and plants.

Services

Oil fired central heating, mains water, electricity and drainage.

Directions

SATNAV postcode TN25 6EZ

From the M20 motorway leave at Junction 10A and join the A20 towards Hythe/Sellindge. Upon reaching the village of Sellindge, pass the primary school on your left and turn left into Swan Lane. Take the first turning left into Downs Way and continue down the close, pass the right hand bend and no. 29 will be found on your left.

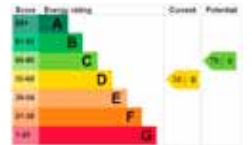
Viewing

Strictly by arrangement with the vendors. **(V2456)**

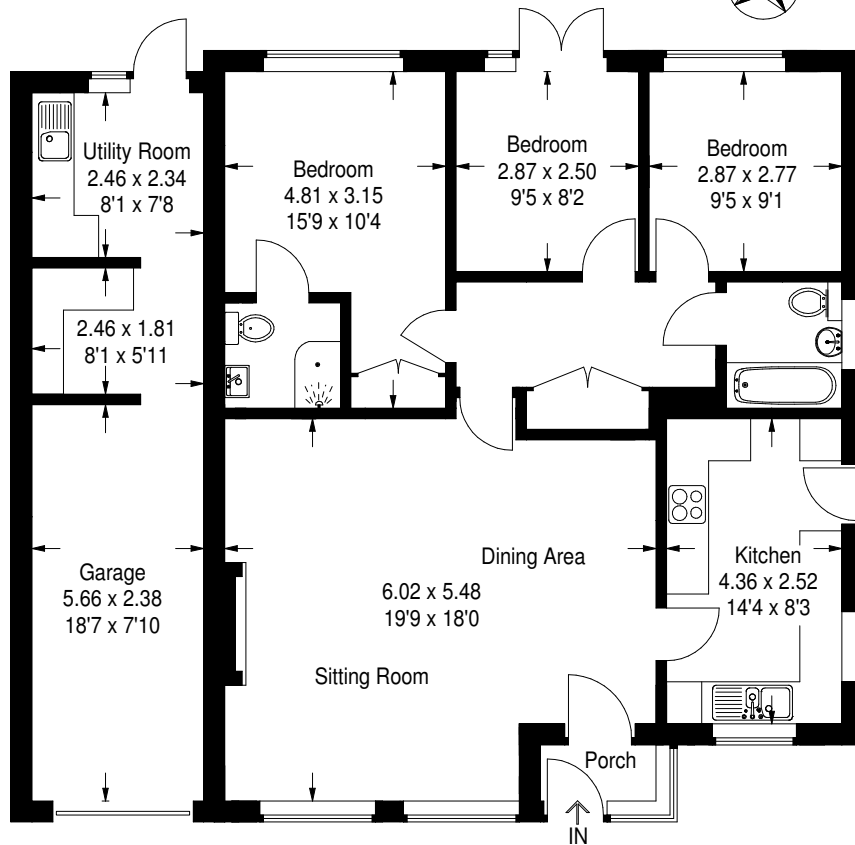
Energy Efficiency

Rating

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



29 Downs Way, Sellindge, Ashford



Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
 Garage / Utility Room = 24.9 sq m / 268 sq ft
 Total = 114.1 sq m / 1228 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. (ID710063)



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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.

Sellindge

LOCAL VILLAGE PROPERTY

The village of Sellindge is located on the A20 about 6 miles from Ashford with Hythe about 5 miles away and the M20 4 miles.

The village is particularly popular with young families with its excellent primary school, pre-school group and medical centre in addition to a Co-Op store with post office. There are regular bus services to Folkestone and Ashford with their good choice of secondary schools.

Within the village is a sports & social club hosting many events including a book club, bingo, craft club, tennis and bowls. There is also a farm shop, nursery and village hall. The Tiger Inn is 3.5 miles away and is a traditional country pub boasting a head chef with Michelin-starred background.



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



The Villages



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'd like a second opinion, I can help with that too.

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.

I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success.

Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

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.



SJ Holgate

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The Villages

Ashford

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