***99Home Ltd.***
*99Home Ltd,*
*Sutton Business Centre,*
*Restmor Way,*
*Wallington,*
*SM6 7AH,*
*Phone :0203 5000 999*
*Email*
*:info@99home.co.uk*

# 5 Bed Detached In Campion Close , Ashford, TN25 4EF

£635,000












# SHORT DESCRIPTION

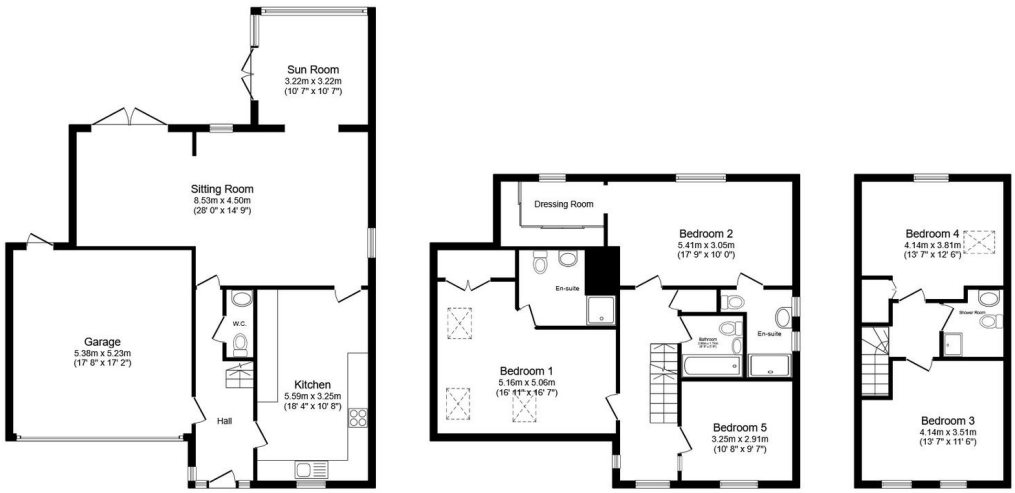
Property Ref: 17343 Exceptional Five Bedroom Detached Home Over 2350 sq ft with Warren Views A striking and exceptionally bright and airy five bedroom detached family home, offering in excess of 2350 sq ft of versatile accommodation arranged over three floors with impressive open plan living, an integrated garden room, beautifully landscaped garden, integral double garage and wonderful views towards the Warren Nature Reserve. Occupying a peaceful cul de sac position within sought after Campion Close, this substantial Pentland Homes property combines generous proportions with distinctive architectural features. Vaulted glazing, large windows and a galleried landing flood the house with natural light while the outlook towards the Warren creates a wonderful sense of space and openness. The property has been further enhanced with a number of desirable features including solar panels installed by Pentland Homes, underfloor heating throughout the ground floor, an ADT alarm system, Harvey water softener, electric conservatory blinds and a log burner. GROUND FLOOR SPACIOUS ENTRANCE HALL An impressive and welcoming entrance hall immediately introduces the generous proportions and light filled character of the property. The ground floor benefits from underfloor heating throughout with stairs rising to the first floor a downstairs cloakroom- WC and internal access to the integral double garage. KITCHEN BREAKFAST ROOM 18.8 ft x 10.8 ft 5.70 m x 3.30 m A generous contemporary kitchen providing excellent preparation and storage space. The kitchen is finished with stone worktops and incorporates an American style double fridge freezer, NEFF oven, Siemens microwave, Electrolux five burner gas hob and extractor and a Harvey water softener. Its generous proportions provide space for informal dining and make the kitchen ideally suited to both everyday family life and entertaining. OPEN PLAN LOUNGE DINING GARDEN ROOM Maximum approximately 28.0 ft x 24.2 ft 8.54 m x 7.34 m The outstanding feature of the ground floor is the exceptionally spacious open plan living environment. The lounge and dining areas flow naturally into the built in conservatory and garden room creating a superb family and entertaining space with extensive glazing and an abundance of natural light. The garden room overlooks and opens directly onto the landscaped rear garden creating a seamless connection between the indoor and outdoor spaces. Electric blinds allow light and privacy to be easily controlled throughout the day. A log burner with stone hearth creates an attractive focal point within the main living area adding warmth and character to this contemporary space. French doors provide direct access to the patio and garden. DOWNSTAIRS TOILET A useful ground floor toilet with WC and wash basin. FIRST FLOOR GALLERIED LANDING One of the homes most attractive architectural features. A large picture window overlooking the Warren Nature Reserve draws natural light through the centre of the house and provides an impressive woodland outlook. The landing also provides access to a large airing and storage cupboard with stairs continuing to the second floor. PRINCIPAL BEDROOM SUITE 17.10 ft x 10 ft 5.42 m x 3.00 m A spacious principal bedroom with a Juliet balcony and glazed casement doors providing excellent natural light and an attractive outlook over the garden room and rear garden. DRESSING ROOM 11.0 ft x 8.0 ft 3.35 m x 2.44 m A particularly generous dedicated dressing room with extensive built in wardrobe space and floor to ceiling glazing. PRINCIPAL EN SUITE BATHROOM A well appointed en suite comprising a generous glazed shower enclosure WC and wash basin complemented by Porcelanosa floor tiles. GUEST BEDROOM SUITE 17.1 ft x 13.7 ft 5.20 m x 4.10 m An exceptionally spacious guest bedroom with built in storage and excellent natural light. GUEST EN SUITE SHOWER ROOM Private shower room with large shower enclosure wash basin and WC. BEDROOM FIVE 10.8 ft x 9.7 ft 3.25 m x 2.90 m A well proportioned fifth bedroom offering excellent flexibility as a childs bedroom guest room study or additional home working space. FAMILY BATHROOM in addition to the two En-suits on this floor , there is also a large spacious family bathroom with WC, Wash-basin and a bathtub for that relaxed bath. SECOND FLOOR LANDING The second floor landing provides access to two further generously proportioned bedrooms and additional storage. BEDROOM THREE 13.7x 11.6 ft 4.30 m x 3.90 m A substantial and versatile double bedroom with built in storage and excellent natural light. Its proportions also make this room ideal for use as an additional sitting room media room or home office if preferred. BEDROOM FOUR 13.7 ft x 12.6ft 4.30 m x 3.60 m Another generous double bedroom with windows providing particularly attractive views towards The Warren. BATHROOM The second floor is serviced by a fourth family bathroom with WC, wash-basin and a Shower. LOFT STORAGE Further useful storage is provided within the boarded loft space accessed via a drop down ladder. OUTSIDE LANDSCAPED REAR GARDEN The beautifully landscaped rear garden is a major feature of the property and has been designed to provide an attractive extension of the open plan living space. A generous patio provides excellent space for outdoor dining and entertaining complemented by established planting and lawned areas. The extensive glazing and French doors from the garden room create a particularly strong connection between the house and garden. INTEGRAL DOUBLE GARAGE AND HOME GYM The property retains its integral double garage currently fitted and used as a home gym together with utility space to the rear providing valuable and flexible lifestyle space. This arrangement allows purchasers the flexibility to continue using the area as a gym or adapt it according to their individual requirements. A block paved driveway provides off road parking for two vehicles. ADDITIONAL FEATURES Solar panels installed by Pentland Homes ADT alarm system Harvey water softener Underfloor heating throughout the ground floor Electric blinds to the integrated conservatory and garden room Log burner with stone hearth Stone kitchen worktops American style double fridge freezer NEFF oven Siemens microwave Electrolux five burner hob and extractor Porcelanosa tiling Boarded loft storage Off road parking for two vehicles Built by Pentland Homes Excellent location for local schools Convenient for Ashford International and the M20 LOCATION Campion Close enjoys a peaceful cul de sac position within the popular Repton Park area of Ashford with the property benefiting from an enviable outlook towards the Warren Nature Reserve and its woodland. The location is particularly

attractive for families with Repton Manor Primary School approximately half a mile away and a choice of secondary and grammar schools within Ashford including Highworth Grammar School. Ashford International provides High Speed rail connections towards London St Pancras while Junction 9 of the M20 is conveniently accessible. Despite these excellent transport connections the propertys position overlooking The Warren provides a distinctly green and peaceful setting with woodland walks readily accessible. A HOME DEFINED BY LIGHT AND SPACE What sets this property apart is the combination of size natural light and outlook. From the expansive open plan living and integrated garden room to the vaulted glazing galleried landing and Warren views the house has an unusually bright and airy character throughout. Combined with five generous bedrooms landscaped gardens an integral double garage and home gym and more than 2350 sq ft of accommodation this is an exceptional and highly versatile family home in one of Repton Parks most appealing positions. Property Type: Detached Full selling price: £635000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: C Measurement: 2358 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating, Solar Powered, Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

| 5 | 4 | 1 |
|---|---|---|
| **Bed Room(s)** | **Bath Room(s)** | **Living Room(s)** |

# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




Total floor area 219.0 sq.m. (2,358 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Valid until | Certificate number |
| --- | --- |
| 31 August 2036 | 2662-4860-8595-1125-9119 |

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| **Property type** | Detached house |
| **Total floor area** | 205 square metres |

## Rules on letting this property

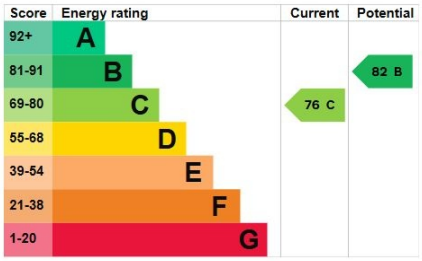
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

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