



Hollybank, Stone Street, Stanford, Ashford, Kent, TN25 6DF

Guide Price £750,000

EPC RATING: E

Delightful
Garden &
Pool

A superb opportunity to purchase this fabulous bespoke four bedroom family home with four reception rooms. Built in 1985 the property is situated on a no through lane opposite farmland in the village of Stanford. A sweeping block paved driveway leads to a double garage and the front and rear gardens are home to established shrubs and trees providing privacy and a sense of seclusion. There is a high specification kitchen with two built in ovens, microwave/oven and steam oven in addition to an electric Aga. Other features include a spiral wine cellar, heated outdoor swimming pool, games room with vaulted ceiling and pretty arched window on the first floor landing which frames the rural countryside views. Another huge benefit of this lovely home are the nearby transport links with Westernhanger station only 0.5 miles walk away and the M20 motorway a short drive. EPC RATING = E



Approximate Gross Internal Area = 208 sq m / 2240 sq ft
Garage = 33 sq m / 355 sq ft



Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located on 'Stone Street' in the village of 'Stanford North'. The village benefits from having a highly regarded Public House 'The Drum Inn'. The coastal town of Hythe is approximately four and a half miles away and offers a variety of High Street shops and Supermarkets. Rail connections into London St Pancras are via nearby Westenhanger, Sandling and Folkestone West stations. There is also good access to M20 and Channel Tunnel.

The accommodation comprises

Ground floor

Covered entrance

Reception hall

Living room

28' 3" x 12' 6" (8.61m x 3.81m)

Family room

12' 1" x 10' 1" (3.68m x 3.07m)

Games room

15' 8" x 12' 1" (4.78m x 3.68m)

Study

13' 1" x 11' 9" (3.99m x 3.58m)

Dining room

15' 9" x 9' 9" (4.80m x 2.97m)

Kitchen

11' 6" x 11' 0" (3.51m x 3.35m)

Utility

11' 3" x 6' 11" (3.43m x 2.11m)

WC

First floor

Landing

Bedroom one

21' 0" x 16' 6" (6.40m x 5.03m)

En suite bathroom

Bedroom two

12' 8" x 10' 2" (3.86m x 3.10m)

Bedroom three

12' 7" x 10' 2" (3.84m x 3.10m)

Bedroom four

12' 6" x 8' 7" (3.81m x 2.62m)

Bathroom





Outside

Front garden

Driveway

Double garage

21' 8" x 16' 5" (6.60m x 5.00m)

Rear garden

Heated swimming pool

Heating

Electric









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

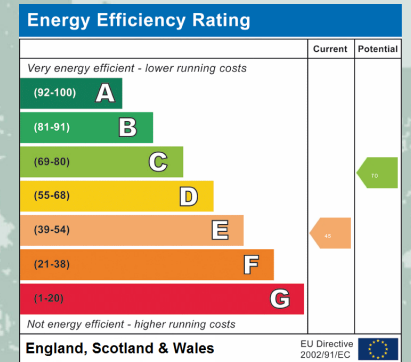
Lyminge

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