



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

Leeway, Canterbury Road, Challock, Ashford, Kent. TN25 4DL.

£700,000 Freehold



## Property Summary

"In my opinion, apart from the great location, the shining star of this home is the beautiful kitchen" - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly versatile accommodation which is currently presented to include a large feature entrance hall, recently renovated kitchen/breakfast room and lounge with bi-fold doors to the rear garden. There is also an office, formal dining room, WC, utility room and master bedroom with built in wardrobes and an ensuite shower room.

To the first floor there is a double bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Externally there are front and rear gardens as well as ample parking.

Set well back from the road this home is located opposite The Lees within Challock. In this village there is a popular primary school, farm shop, church, community hall and public house. For a wider range of amenities and shops Challock is within easy reach of Ashford, Faversham and Canterbury.

To avoid disappointment book a viewing without delay.

## Features

- Four Bedroom Detached Chalet Home
- Incredibly Well Presented
- Modern Fitted Kitchen
- EPC Rating: E
- Two Ensuites & Family Bathroom
- Popular Village Location
- Woodland Views
- Council Tax Band F

### Ground Floor

#### Covered Porch Area To

#### Front Door

#### Hall

Double glazed obscured window to front. Stairs to first floor. Cupboard underneath. Radiator. BT point.

#### Kitchen/Breakfast Room

Double glazed window to rear. Double glazed window to side. Modern fitted kitchen to include. Sink and drainer. Wide range of base and wall units with integrated Neff induction hob and stainless steel extractor with splash back, Neff double oven. Space for two fridge/freezers and dishwasher. Large kitchen island with storage and cupboards. Radiator. Separate built in book case and glass cabinet units.

#### Rear Lobby

Radiator. Double glazed window to side. Double glazed door to rear access.

#### Utility Room

Double glazed window to rear. Built in cabinet. Space for washing machine and tumble dryer. Water tank. Floor standing oil boiler. Consumer unit.

#### Lounge

Double glazed window to side. Double glazed bi-folding doors to rear. Radiator. Tv point. Electric fireplace with feature surround.

#### Formal Dining Room

Double glazed window to side. Double glazed window to front. Radiator.

#### Office

Double glazed window to side. Radiator. Built in double corner desk unit with storage.

#### WC

Extractor. Chrome heated towel rail. Low level concealed WC and wash hand basin with splash back tiling.

#### Bedroom One

Double glazed window to front. Radiator. Two built in double wardrobes. Built in dressing table and drawers.

#### Ensuite

Double glazed obscured window to side. Fully tiled walls. Extractor. Chrome heated towel rail. Suite comprising of concealed low level WC, wash hand basin and double corner shower cubicle with glass screen and double headed shower.

### First Floor

#### Landing

Double glazed Velux window to front and rear.

#### Bedroom Two

Double glazed window to rear. Double glazed Velux window to side. One built in cupboard. Door to access the roof space. Radiator.

#### Ensuite

Suite comprising of low level WC and wash hand basin with cupboard underneath, walk in double shower cubicle with double headed shower. Extractor. Radiator.

#### Bedroom Three

Double glazed Velux windows to front. radiator. TV point. Built in cabinets and wardrobes to one side.

#### Bedroom Four

Double glazed window to front. Radiator. Built in wardrobes and shelving cabinet.

#### Bathroom

Two double glazed Velux windows to side. Suite comprising of concealed low level WC and wash hand basin with cupboard and freestanding double ended bath with floor standing shower attachment. Recess shelving. Built in cupboard. Radiator. Localised tiling.

#### Exterior

#### Front Garden

Large 'L' shaped lawned area. Shrubs, plants and trees to borders. Side access. Footpath to front door with outside lights. Power sockets. Post box.

#### Driveway

Five bar gate with shared shingled access leading to a private parking area for several vehicles.

#### Rear Garden

Mainly laid to lawn with shrubs plants and fruit trees, raised sleeper vegetable garden. Shed to remain. Oil tank. Nature pond and extensive paved patio area with pedestrian access to both sides. Outside lights. Outside tap.