



Willow Bank, Plain Road, Smeeth, Ashford, Kent, TN25 6QN

EPC Rating =

Guide Price £375,000









Situated in a central village location, this attractive three-bedroom home offers well-presented and versatile living space ideal for modern family life. The ground floor features a spacious entrance hall, a bright and airy living room enhanced by a large picture window that floods the room with natural light, and a charming fireplace with a recently installed wood-burning stove and a rustic beam mantel. The kitchen opens into the dining room, creating a sociable open-plan space perfect for everyday living and entertaining. Sliding patio doors lead from the dining area to a newly installed, raised decked sun terrace perfect for outdoor dining and relaxation. Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and modern family bathroom/WC. Externally, the property boasts attractive front and rear gardens stocked with mature plants and shrubs. The rear garden is a particular highlight, offering a private space ideal for entertaining or unwinding on the raised decked terrace. Garage en bloc. EPC Rating: TBC

**Guide Price £375,000**

**Tenure** Freehold

**Property Type** End of Terrace House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Parking** Garage en bloc and on road parking

**Heating** Gas (Recently installed heating system and boiler)

**EPC Rating** TBC

**Council Tax** Band C  
Ashford Borough Council





**Situation**

The property is located in the sought-after village of. Smeeth, which is a charming and well connected village nestled just a few miles from Ashford, offering a perfect balance of countryside tranquillity and easy access to amenities. The village benefits from a strong sense of community, a highly regarded primary school, a local pub, and beautiful surrounding countryside ideal for walking, cycling, and outdoor pursuits. For commuters, the nearby town of Ashford provides a wealth of shopping, dining, and leisure facilities, along with excellent transport links—including the high-speed rail service to London.

**Ground Floor**

Entrance hall

Living room

13' 10" x 11' 7" (4.22m x 3.53m)

Kitchen

9' 5" x 92' 0" (2.87m x 28.04m)

Dining room

9' 5" x 8' 5" (2.87m x 2.57m)

**First floor**

Landing







**Bedroom one**

12' 0" x 10' 0" (3.66m x 3.05m)

**Bedroom two**

11' 8" x 10' 0" (3.56m x 3.05m)

**Bedroom three**

8' 2" x 7' 8" (2.49m x 2.34m)

**Family bathroom/WC**

**Outside**

Attractive front and rear garden

**Garage en bloc**

17' 0" x 8' 3" (5.18m x 2.51m)













Approximate Gross Internal Area (Excluding Garage) = 81 sq m / 872 sq ft  
Garage = 13 sq m / 140 sq ft

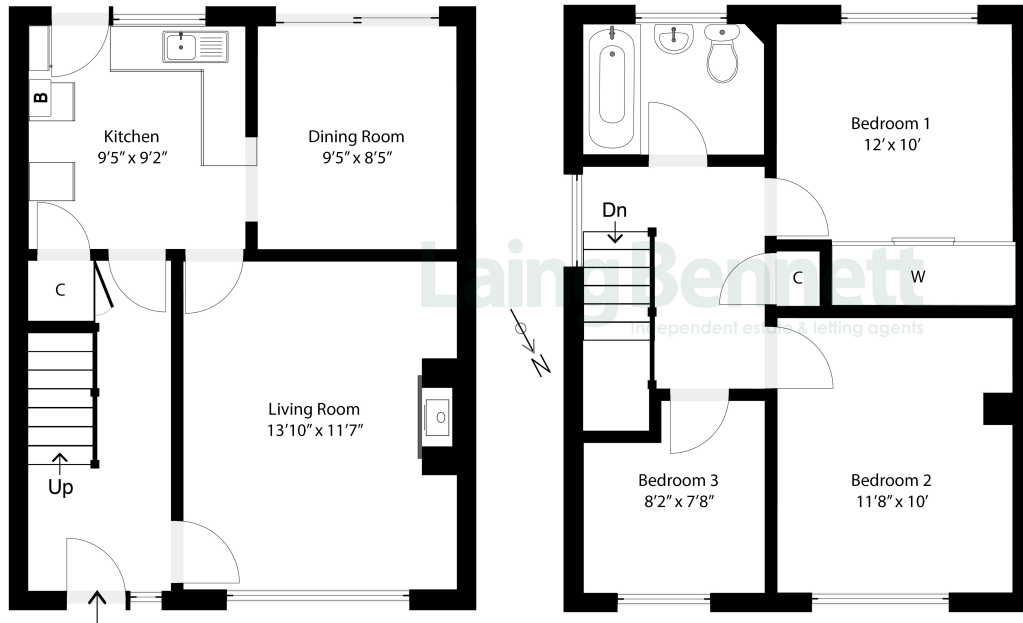
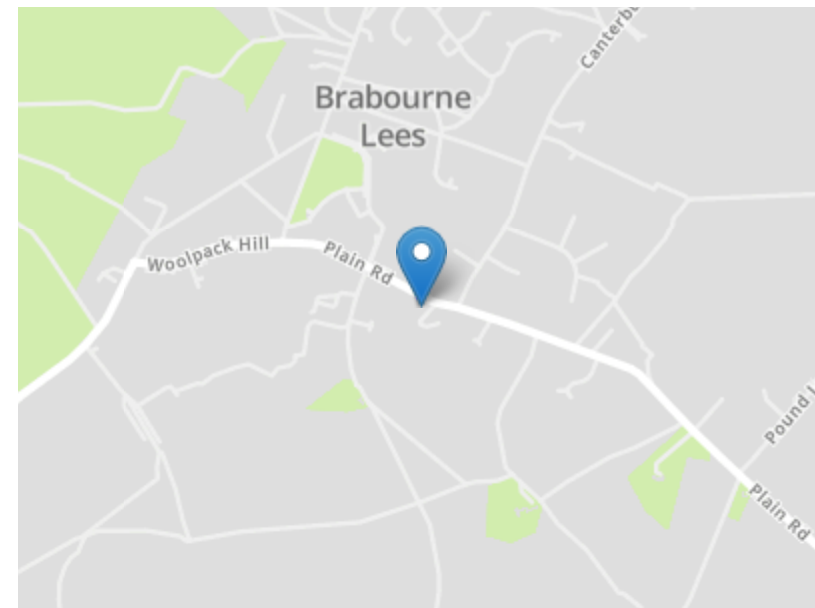
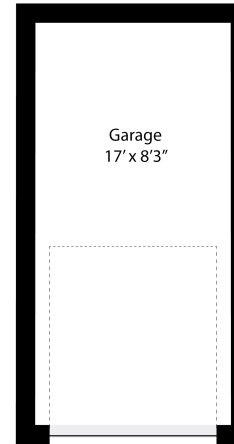


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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