



**Price**  
**£585,000**

**Freehold**

4x  3x  2x 

**Downside, Canterbury  
Road, Brabourne Lees,  
Ashford, Kent, TN25**

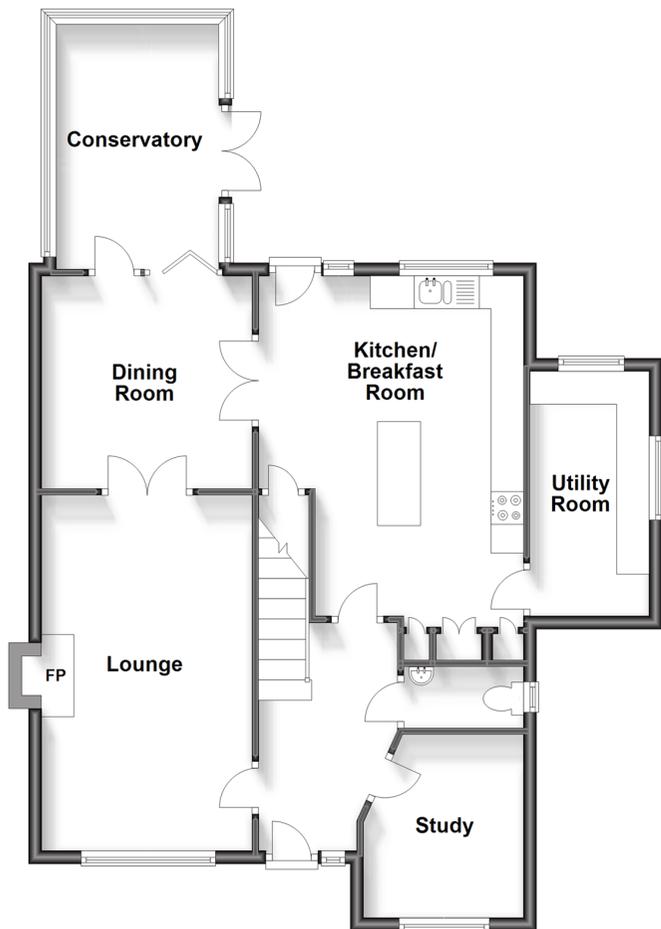
**OVER 60?**

Secure this property  
for up to **59% less!**

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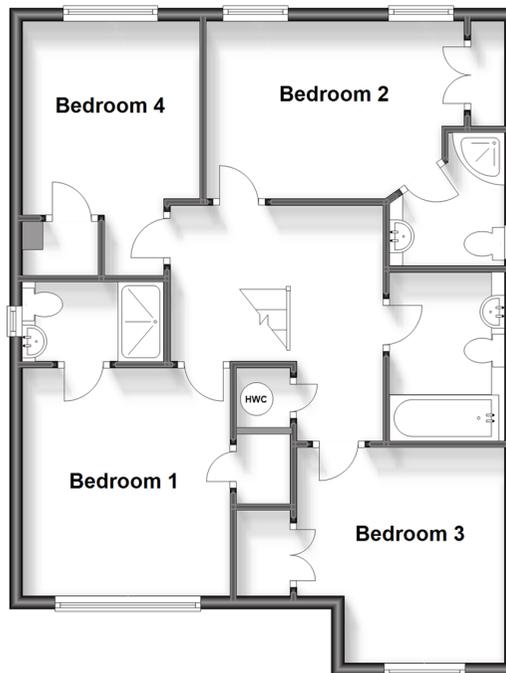
## Ground Floor

Approx. 84.0 sq. metres (904.7 sq. feet)



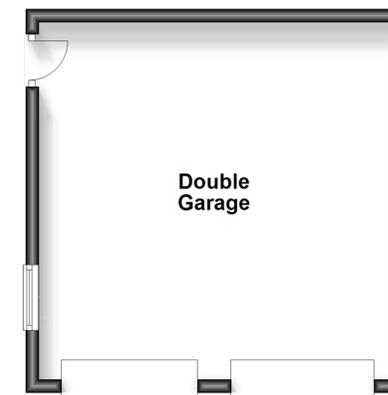
## First Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



## Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 17'7 x 10'6 (5.36m x 3.20m)  
Dining Room: 10'6 x 10'6 (3.20m x 3.20m)  
Conservatory: 11'9 x 9'1 (3.58m x 2.77m)  
Kitchen/Breakfast Room: 15'6 (4.73m) narrowing to 13'2 (4.02m) x 12'2 (3.71m)  
Utility Room: 12'1 x 6'2 (3.69m x 1.88m)  
Cloakroom  
Study: 9'1 x 7'8 (2.77m x 2.34m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'4 x 10'6 (3.46m x 3.20m)  
En-Suite Shower Room  
Bedroom 4: 9'7 x 9'1 (2.92m x 2.77m)  
Bedroom 2: 11'3 x 10'6 (3.43m x 3.20m)  
En-Suite Shower Room  
Bathroom  
Bedroom 3: 12'9 x 8'6 (3.89m x 2.59m)

### OUTBUILDING

Double Garage

### OUTSIDE

Front & Rear Gardens  
Driveway



## Main features

- Separate lounge, dining room and study
- Conservatory
- Main bathroom and two en-suite shower rooms
- Kitchen/breakfast room with central island, integral appliances and large separate utility room
- Double garage and driveway parking



### Nearest Schools

Primary Schools: Smeeth Community Primary 0.5 miles, Brabourne C of E Primary 1.0 miles, Sellindge Primary 2.1 miles. Secondary Schools: Caldecott Foundation School 1.5 miles, The Norton Knatchbull School 4.9 miles, Highworth Grammar School for Girls 5.2 miles.



### Transport Information

Train Stations: Ashford International 6.1 miles, Ham Street 6.5 miles, Wye 6.7 miles



### Address

Downside, Canterbury Road, Brabourne Lees, Ashford, Kent, TN25



### Directions

For directions to this property please contact us.



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Call Ashford Branch 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C (78)	B (87)

12238877/20240226/KM/JRB