



OVER 60?

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

Price

£700,000

Freehold

5x  2x  3x 

**Old Rectory Close,
Mersham, Ashford, Kent,
TN25**

Wards
Helping you move forwards



Main features

- No onward chain
- Stunning uninterrupted views of woodlands
- Double garage with ample parking
- Excellent potential, with great scope to make it your own (subject to planning permission)
- Substantial house situated in a beautiful village

Accommodation

GROUND FLOOR

Hallway
Cloakroom
Family Room : 13'8 x 11'9 (4.17m x 3.58m)
Lounge: 20'8 x 11'5 (6.30m x 3.48m)
Dining Room: 14'4 x 10'7 (4.37m x 3.23m)
Kitchen: 19'9 x 15'7 (6.02m x 4.75m)
Utility Room
Conservatory: 8'9 x 8'3 (2.67m x 2.52m)

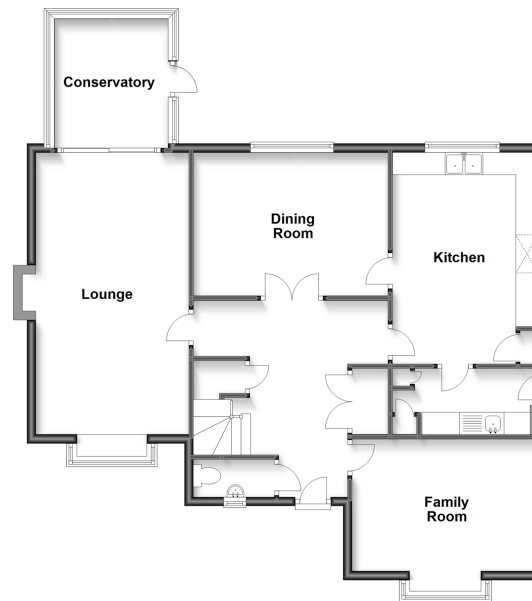
FIRST FLOOR

Landing
Bedroom 1: 16'3 x 13'8 (4.96m x 4.17m)
En-Suite Shower Room
Bedroom 2: 11'4 x 11'2 (3.46m x 3.41m)
Bedroom 3: 10'6 x 9'3 (3.20m x 2.82m)
Bedroom 4: 9'5 x 9'2 (2.87m x 2.80m)
Bedroom 5: 9'5 x 8'0 (2.87m x 2.44m)
Bathroom

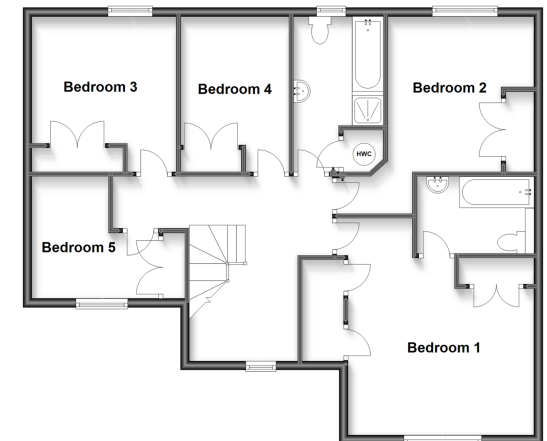
OUTSIDE

Front & Rear Gardens
Driveway
Double Garage

Ground Floor
Approx. 97.6 sq. metres (1050.5 sq. feet)



First Floor
Approx. 89.2 sq. metres (960.0 sq. feet)



Call Ashford - 01233 639531 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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