



**Price**  
**£495,000**

**Freehold**

4x  3x  3x 

**Plain Road, Smeth,**  
**Ashford, Kent, TN25**

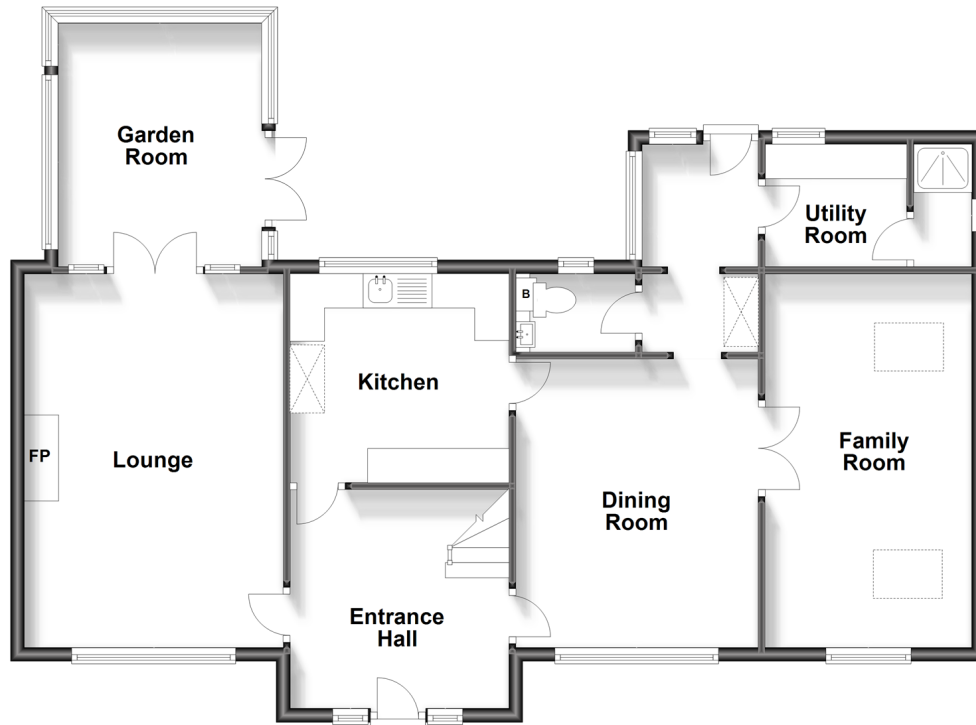
**OVER 60?**

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

*Wards*  
Helping you move forwards

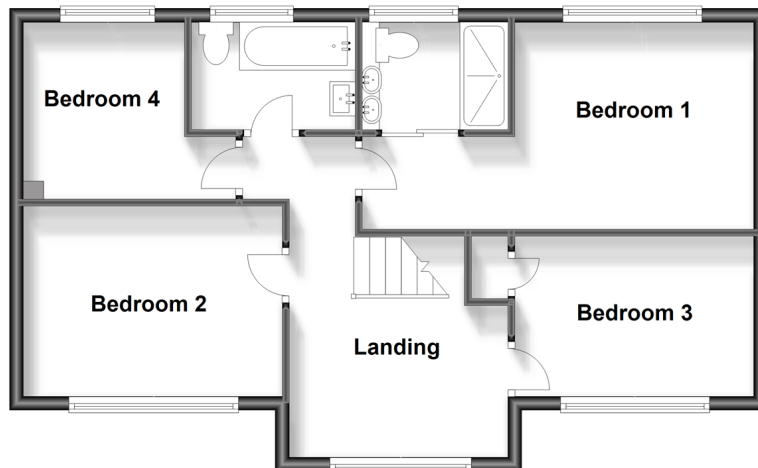
## Ground Floor

Approx. 97.5 sq. metres (1049.5 sq. feet)



## First Floor

Approx. 60.6 sq. metres (651.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room: 13'0 x 11'6 (3.97m x 3.51m)

Family Room: 17'6 x 7'10 (5.34m x 2.39m)

Shower Room

Utility Room: 7'0 x 6'8 (2.14m x 2.03m)

Cloakroom

Kitchen: 10'6 x 9'9 (3.20m x 2.97m)

Lounge: 17'11 x 12'4 (5.46m x 3.76m)

Garden Room

### FIRST FLOOR

Landing

Bedroom 2: 12'5 x 8'11 (3.79m x 2.72m)

Bedroom 4: 8'7 x 7'11 (2.62m x 2.41m)

Bathroom

Bedroom 1: 10'8 x 10'0 (3.25m x 3.05m)

En-Suite Shower Room

Bedroom 3: 11'6 x 7'7 (3.51m x 2.31m)

### OUTSIDE

Front & Rear Gardens

Shed

Summer House

Driveway





## Main features

- Situated in the picturesque village of Smeeth
- Spacious garden hosts a 7-seater jacuzzi, useful outbuilding and shed
- The bathroom and en-suite shower room have been fitted with Aqualisa showers
- The garden room has been upgraded with an insulated roof and floor
- The family room could make an excellent annexe wing



### Nearest Schools

Primary Schools: Smeeth Community Primary 0.3 miles, Brabourne C of E Primary 1.2 miles, Sellindge Primary 2.1 miles. Secondary Schools: Caldecott Foundation School 1.3 miles, The Norton Knatchbull School 4.7 miles, The North School 5.0 miles.



### Transport Information

Train Stations: Ashford International 5.9 miles, Ham Street 6.3 miles, Wye 6.5 miles



### Address

Plain Road, Smeeth, Ashford, Kent, TN25



### Directions

For directions to this property please contact us.





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



12242324/20230926/RB/NF