



**Price**  
**£355,000**

**Freehold**

2x  1x  1x 

**The Hamilton,  
Chilmington Lakes,  
Great Chart, Ashford,  
Kent, TN23**

**OVER 60?**

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



**Video Tour available**

**Wards**  
Helping you move forwards





## Main features

- Stunning 831sqft coach house
- Bespoke, fitted kitchen with integrated Bosch appliances
- High Specification throughout
- Our own state-of-the-art schools, including Chilmington Green Primary School which opened in 2021 and the Chilmington Green Secondary School, opening in 2025
- The development will boast an array of amenities, including a supermarket, restaurants, GP Surgeries, all opening in 2025
- Super-fast fibre optic broadband

## Accommodation

### GROUND FLOOR

Hallway

### FIRST FLOOR

Landing

Living/Dining Area: 13'7 x 12'8 (4.14m x 3.86m)

Kitchen: 13'7 x 7'2 (4.14m x 2.19m)

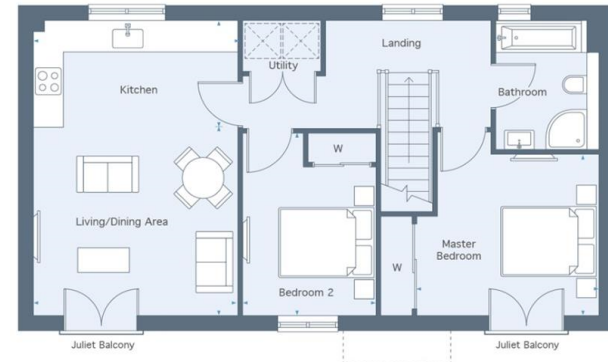
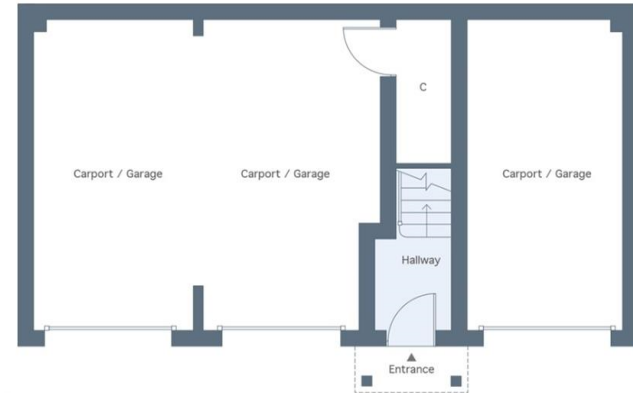
Bedroom 1: 14'5 x 11'10 (4.40m x 3.61m)

Bedroom 2: 12'4 x 8'11 (3.76m x 2.72m)

### OUTSIDE

Three Garages

Rear Garden



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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