



**Price**  
**£475,000**

**Freehold**

3x  2x  1x 

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

*Wards*  
Helping you move forwards





## Main features

- Stunning bespoke kitchen with integrated Bosch appliances
- High Specification throughout
- Energy efficient 1420sqft home in a beautifully landscaped setting
- 10-year build warranty for peace of mind
- Super-fast fibre optic broadband
- 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

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Living/Dining Area: 21'0 x 14'9 (6.41m x 4.50m)  
Kitchen: 13'4 x 7'5 (4.07m x 2.26m)

### FIRST FLOOR

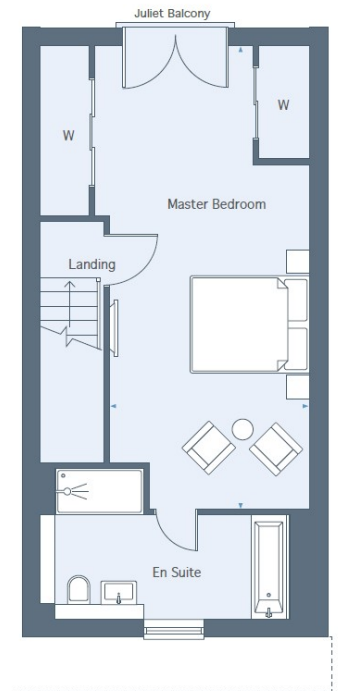
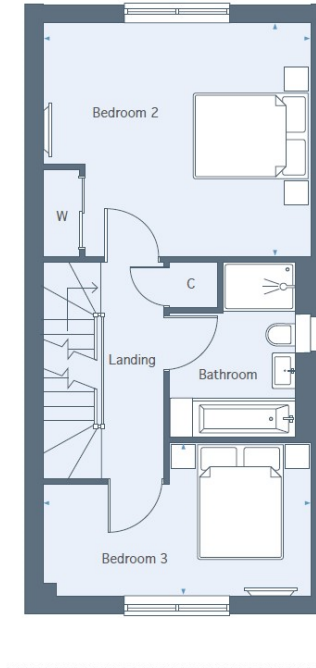
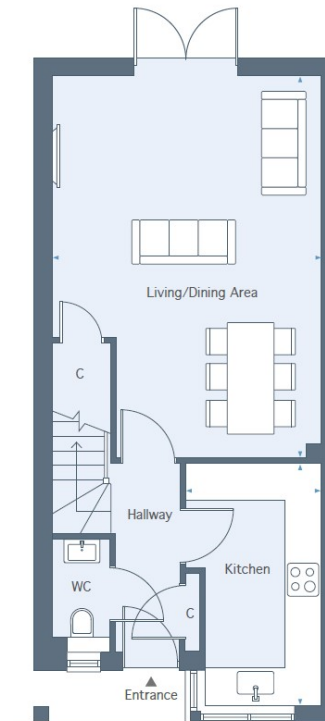
Landing  
Bedroom 2: 14'9 x 12'11 (4.50m x 3.94m)  
Bathroom  
Bedroom 3: 14'9 x 8'5 (4.50m x 2.57m)

### SECOND FLOOR

Landing  
Main Bedroom  
En-Suite Shower Room

### OUTSIDE

Front & Rear Gardens  
Double Car Port



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



12242595/20240415/JB/JJ