



Guide Price
£650,000

Freehold

3x  1x  1x 

**Ashford Road,
Ivychurch, Kent, TN29**

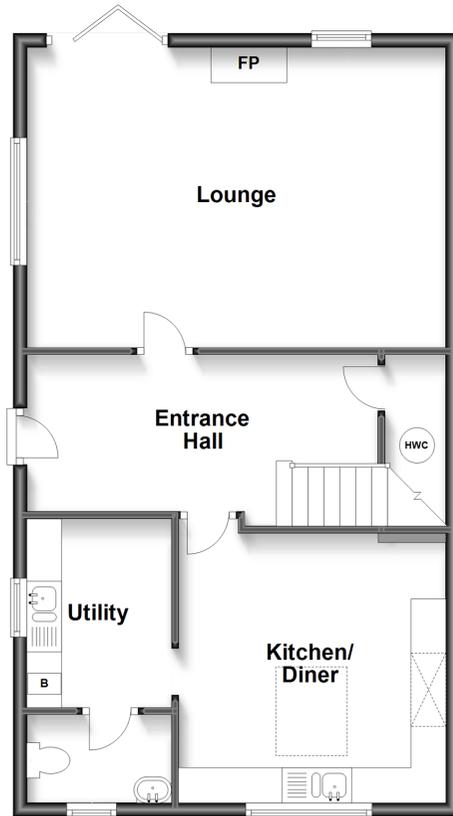
OVER 60?

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

Wards
Helping you move forwards

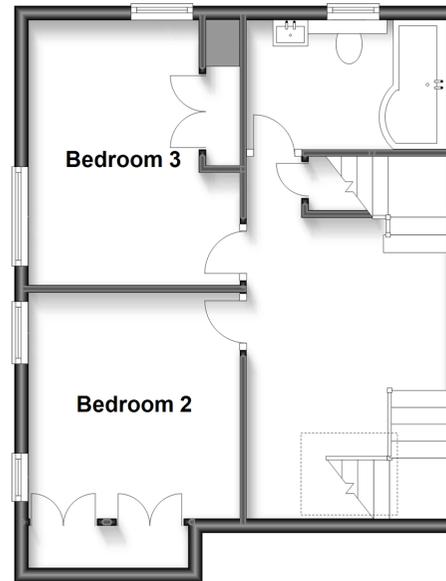
Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



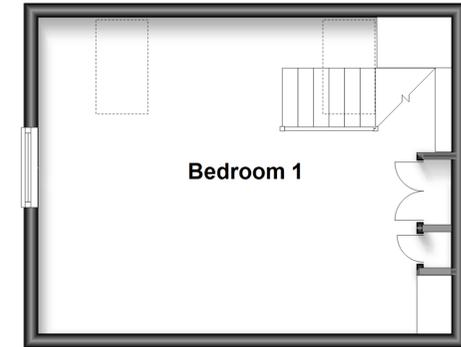
First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Second Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Diner: 14'5 x 12'5 (4.40m x 3.79m)

Utility: 8'7 x 5'11 (2.62m x 1.80m)

Cloakroom

Lounge: 19'8 x 13'11 (6.00m x 4.24m)

FIRST FLOOR

Galleried Landing

Bedroom 2: 12'3 x 9'5 (3.74m x 2.87m)

Bedroom 3: 10'3 x 9'4 (3.13m x 2.85m)

Bathroom: 9'3 x 6'1 (2.82m x 1.86m)

Loft Space

SECOND FLOOR

Bedroom 1: 19'6 into eaves x 14'8 into eaves (5.95m x 4.47m)

OUTSIDE

Double Garage: 19'9 x 19'2 (6.02m x 5.85m)

Garage Loft Space

Off Road Parking

Front & Rear Gardens



Main features

- Exceptional semi-detached barn conversion
- Fantastic rural location a short drive from local towns for shopping and amenities
- Stunning mature gardens and surrounding countryside
- Detached double garage with useful loft space/home office
- Short drive to the M20 and Ashford international station for commuting to London



Nearest Schools

Primary Schools: Brenzett C of E Primary 2.6 miles, Brookland C of E Primary 3.8 miles

Secondary Schools: Marsh Academy 4.3 miles, Rye College 7.9 miles



Transport Information

Train Stations: Ham Street 3.4 miles, Appledore 5.4 miles



Address

Ashford Road, Ivychurch, Kent, TN29



Directions

For directions to this property please contact us.



Wards
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Call New Romney Branch 01797 363745 ■ 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 Lightbulb icon 4 bars	CURRENT: D(64)	POTENTIAL: A(95)
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