



**OVER 60?**

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

**Guide Price**  
**£650,000**

**Freehold**

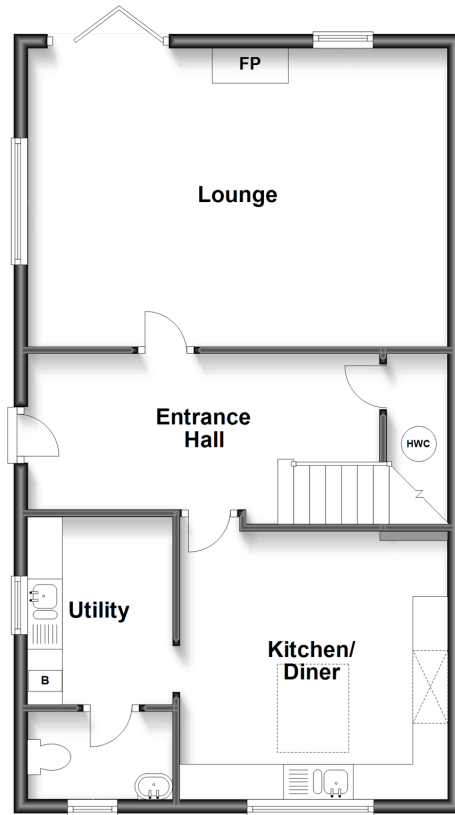
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**Ashford Road,  
Ivychurch, Kent, TN29**

*Wards*  
Helping you move forwards

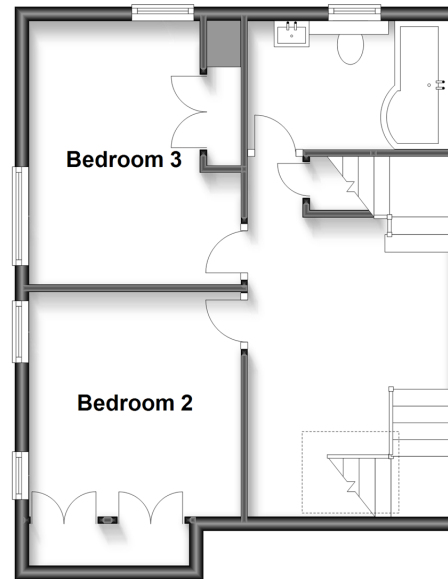
### Ground Floor

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



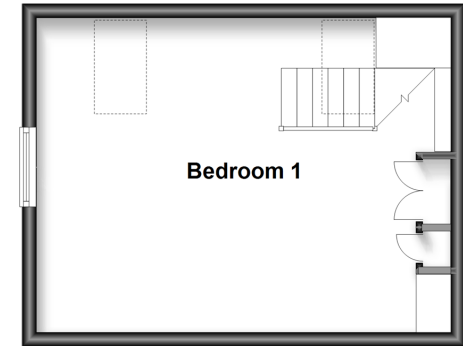
### First Floor

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

### OUTSIDE

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

Garage Loft Space

Off Road Parking

Front & Rear Gardens

### SECOND FLOOR

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





## 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**  
Helping you move forwards

Call New Romney Branch 01797 363745 ■ [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.



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