



Six Jaiz, The Street,
Ashford, TN26 2JE

GUIDE PRICE £700,000 - £750,000



Spacious detached four-bedroom family home boasting four reception rooms, three bathrooms, double garage with gated driveway and private front and rear gardens, located in the heart of the popular village of Hamstreet and just a short walk from amenities, the local primary school and mainline station.

The ground floor accommodation offers a large entrance hall with attractive turned staircase and leads on to the dining room with window overlooking the front garden and doorway to the kitchen, study with window overlooking the rear garden and a bright sitting room with log burning stove and wide sliding doors offering unspoilt views over the rear garden. Further doorways from the hall lead to a ground floor wet room and a useful utility room with access to the double garage.

The kitchen is fitted with a range of stylish shaker style wall and base units with complimenting oak worksurfaces, central island with breakfast bar, integrated double oven, hob with extractor above and space for an American fridge freezer and leads on to the sunroom and dining room, making for a fantastic entertaining space.

The split stairs lead up to the first floor and on to the master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms and the family bathroom. The landing and bedrooms also offer access to multiple built in storage spaces.

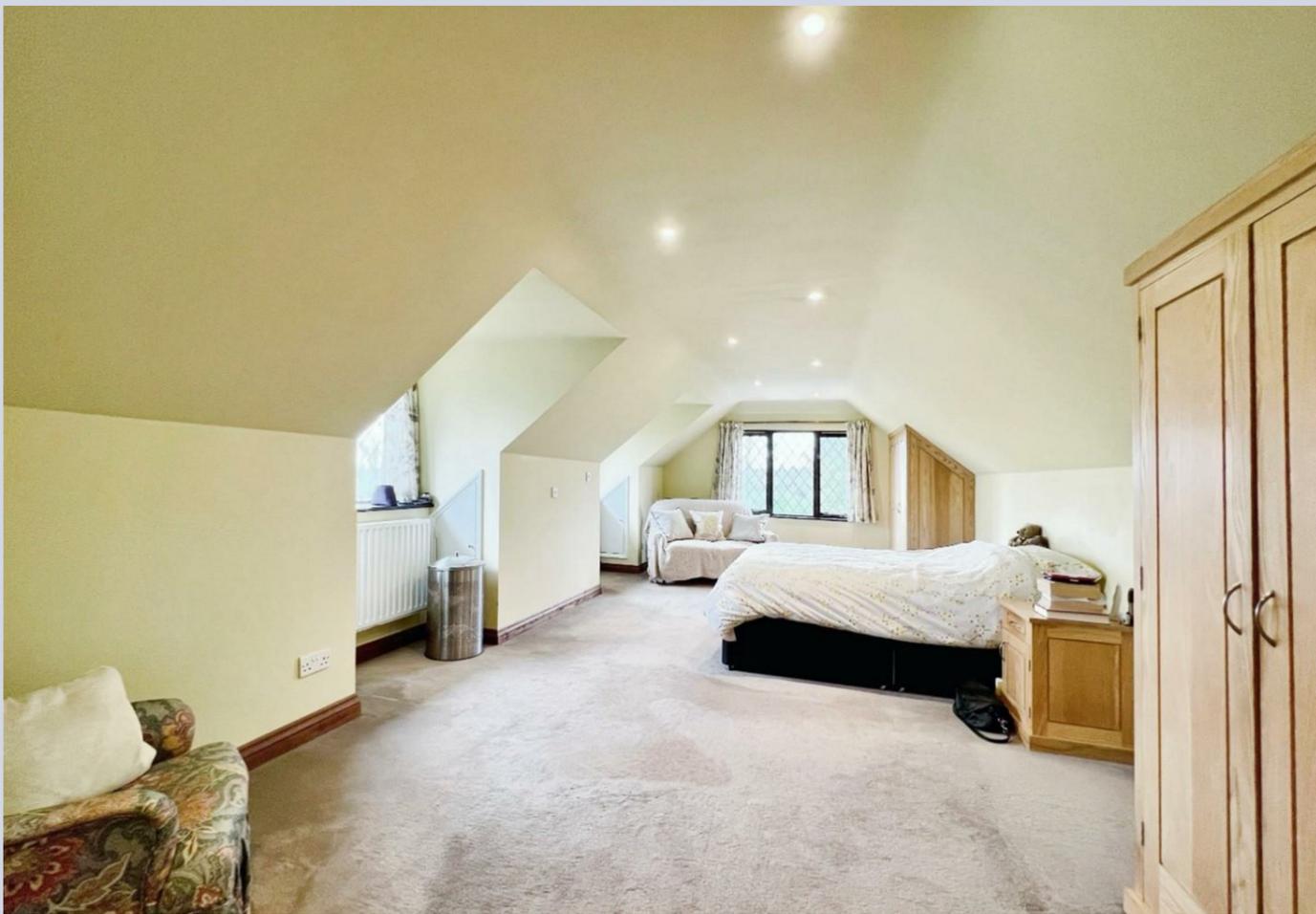
Externally to the rear is a private established garden, laid to lawn with an array of mature plants, trees, shrubs and raised vegetable beds. A raised decking area runs along the back of the home and steps down to a patio area with a small pond adjacent. The decking also leads around the side of the home and to another seating area which leads further on to the front of the property and to a large lawn with hedged borders and mature shrubs. There is a large bloc paved driveway with impressive timber electric double gates, offering parking for multiple vehicles and leading to the double garage

The popular village of Hamstreet offers a primary school and nursery, doctors surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve is only a short distance away.

The village has a train station offering regular services into Ashford International, where the the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

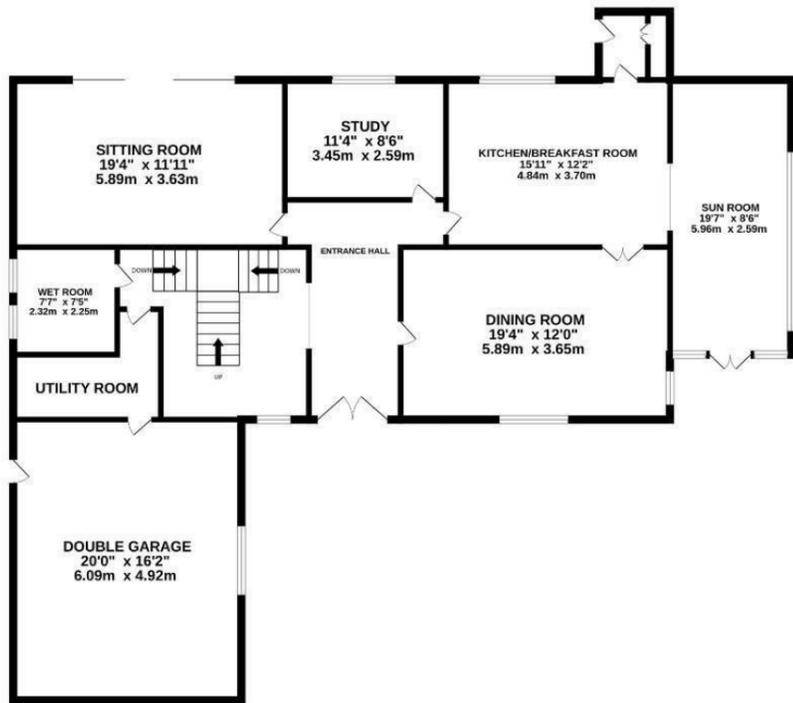
Tenure - Freehold
Services – Mains Water, Sewerage, and Electricity. Oil Fired Central Heating
Broadband – Average Broadband Speed 18mb – 72mb
Mobile Phone Coverage – Good
Flood Risk – Very Low



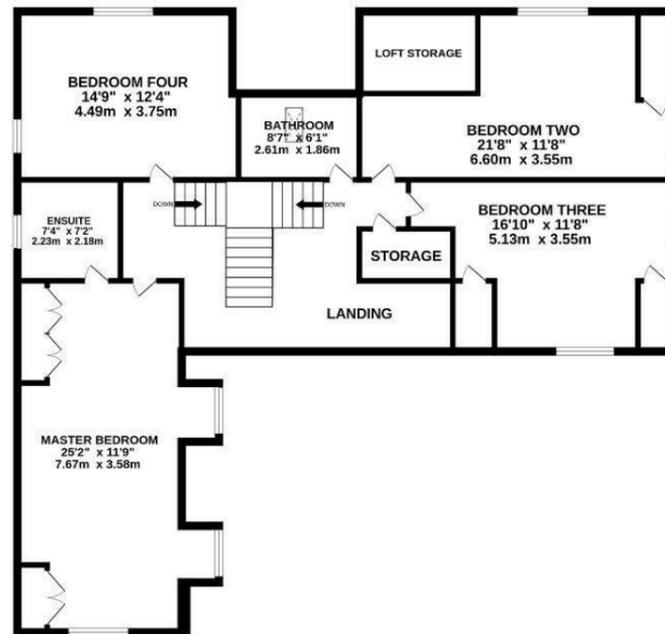


Tenure: Freehold
Council Tax Band: E

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- DETACHED FOUR BEDROOM HOME
- FOUR RECEPTION ROOMS
- FAMILY BATHROOM, ENSUITE & GROUND FLOOR WET-ROOM
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES
- SHORT WALK TO LOCAL PRIMARY SCHOOL & MAINLINE STATION
- DOUBLE GARAGE & GENEROUS DRIVEWAY
- EPC RATING TBC - COUNCIL TAX BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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