



**HUNTERS**<sup>®</sup>

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# Ashford Road, Newingreen

Asking Price £465,000



This individual detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The kitchen/dining room offers a modern kitchen with a wealth of wall and base units with spaces for appliances. In addition the ground floor offers a conservatory which also contains a utility area downstairs cloakroom. The first floor offers three double bedrooms and a large well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the generous parking space offer ample parking for all the family. The rear garden is mainly laid to lawn with a large decked patio a variety of mature flower and shrub borders and large timber shed.

The property located in a semi rural area and close to Westernhanger which is a London mainline train station and the delightful town of Hythe, this popular town offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Popular local attractions include pleasant walks and picnics along the Royal Military Canal. You can also visit the famous Romney Hythe and Dymchurch Steam railway.

The nearby village of Sellindge offers a range of local amenities including Primary School, pre-school group, medical centre and CO-OP store with post office. There are regular bus services to Folkestone and Ashford with a variety of secondary schools.

Ashford international Station is approximately fifteen minute drive and Folkestone stations are approximately a ten minute drive, . M20 motorway is conveniently located. The area is popular with families due to its proximity to a selection of well regarded local schools.

Services - Mains water, electricity and Private Septic Tank

Heating - Oil central heating

Broadband - IMB - 33MB

Mobile Phone coverage - Good

Flood Risk - Very Low

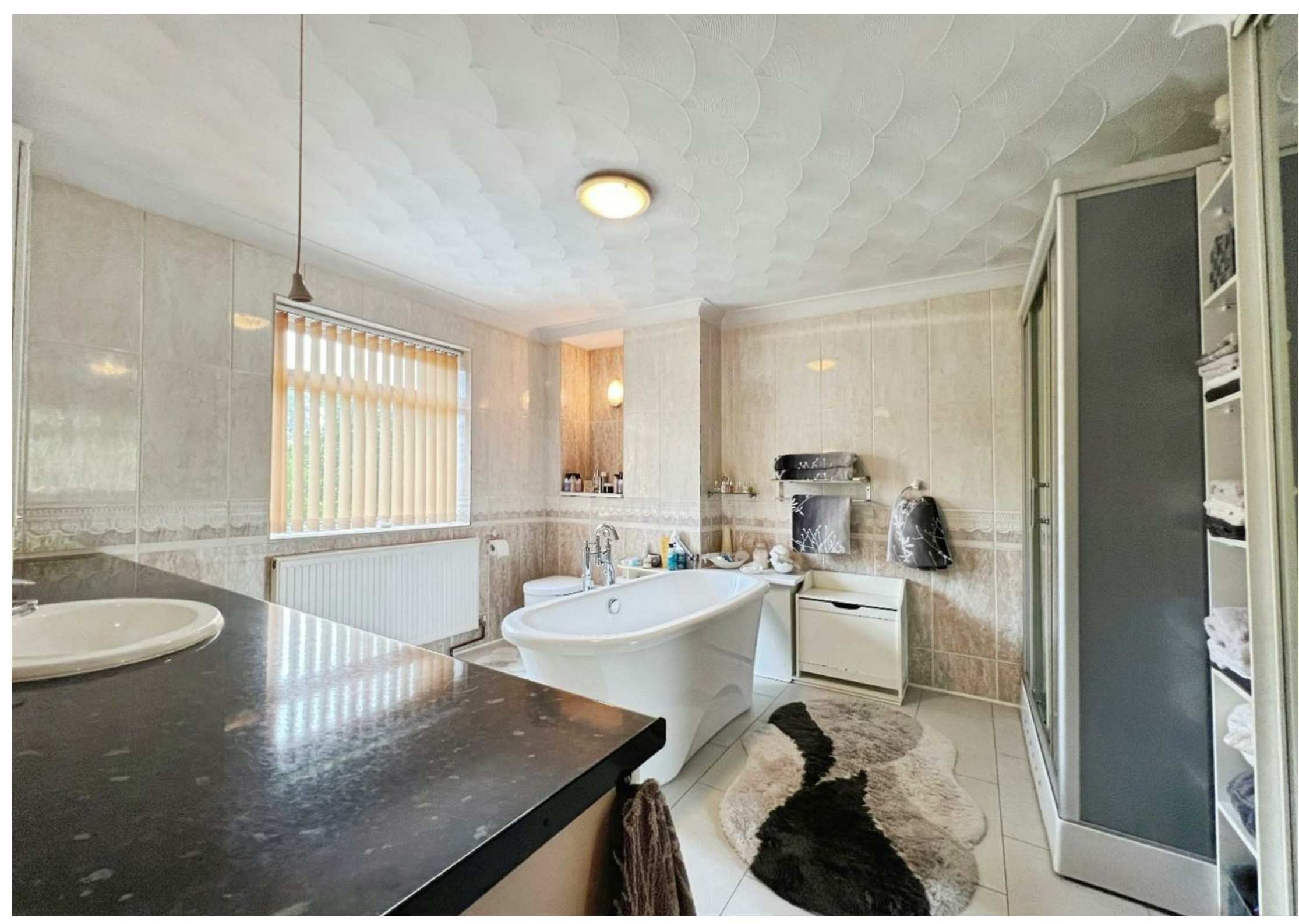


- INDIVIDUAL DETACHED FAMILY HOME
  - THREE DOUBLE BEDROOMS
  - TWO RECEPTION ROOMS
  - KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
  - LARGE FAMILY BATHROOM
- DRIVEWAY OFFERING AMPLE PARKING
  - WELL CARED FOR GARDENS
- EASY ACCESS TO MOTORWAY AND RAILWAY STATION
  - CONSERVATORY



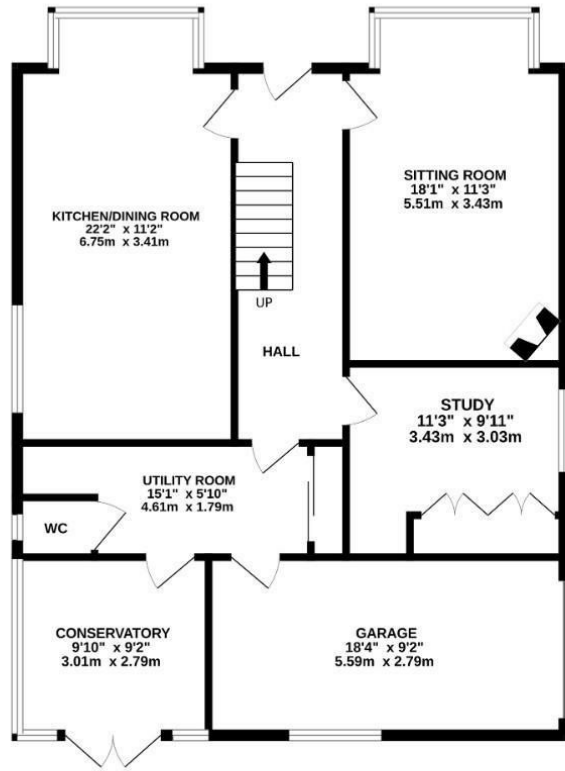




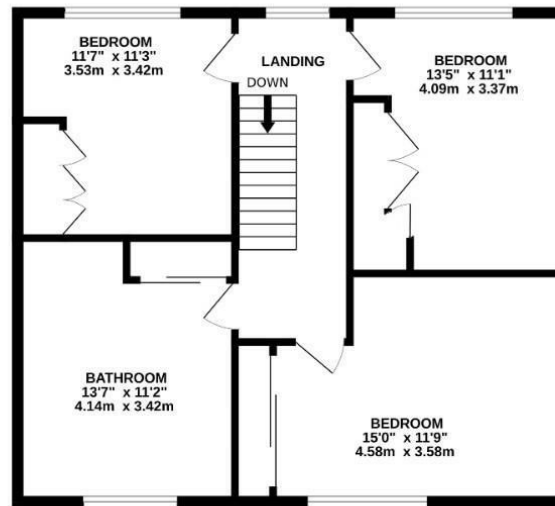




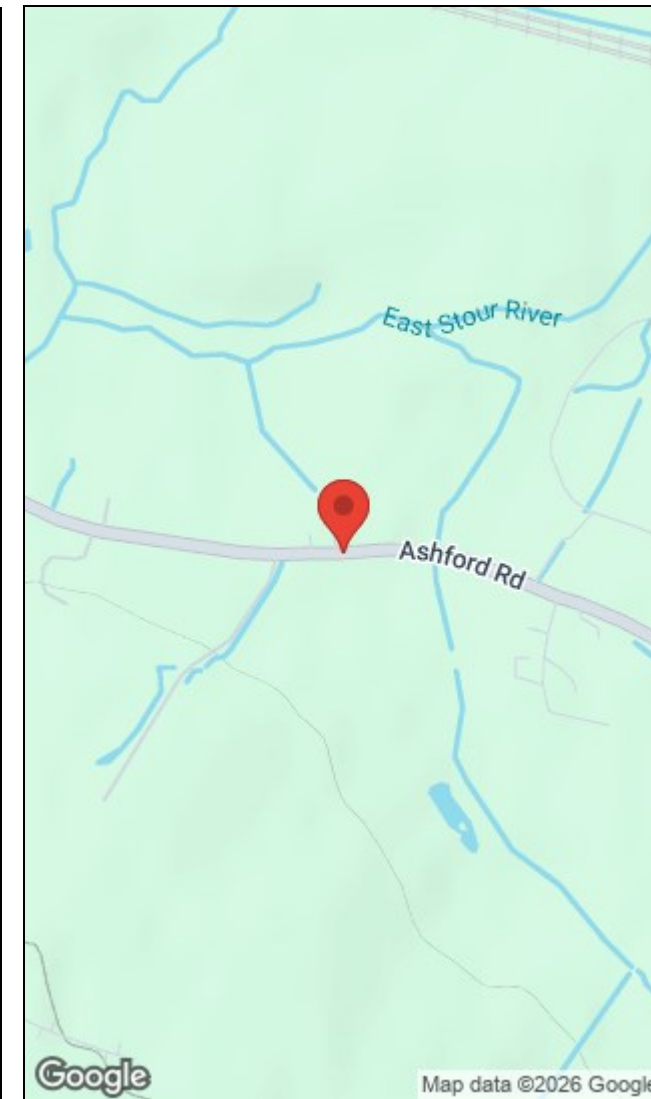
GROUND FLOOR



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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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 70        |   |           |
|   | 60        |   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |
| England & Wales                             |           | England & Wales   |           |

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