



**Canterbury Road, Kennington, Ashford, TN24 9QH**  
**Offers in excess of: Offers In The Region Of £500,000**



Set on a generous, mature plot, this four-bedroom, detached, extended chalet-style home effortlessly combines versatile family living with superb entertaining spaces throughout. The home's heart is an impressive rear extension, creating a bright and airy kitchen/diner—perfect for hosting friends and family or enjoying relaxed everyday meals. The ground floor also benefits from a convenient family bathroom and separate WC, alongside a comfortable bay-fronted family-reception room that features a charming focal fireplace, offering warmth and character during the colder months. Both bedrooms 3 & 4 are ample size doubles, with bed 3 offering that charming bay, adding both charm and natural light. Upstairs, the generous master bedroom is a private retreat, complete with its own shower room, wardrobe area and a Juliet balcony overlooking the mature, green garden.



The property boasts a truly exceptional garden, a haven for both gardeners and entertainers alike. Mature, established borders and lush greenery create a sense of privacy and tranquility, offering a peaceful backdrop to daily life. An Expansive lawned area provide plenty of space for the children to let off steam, while winding pathways and carefully tended planting areas enhance the garden's charm and character. Practical features are thoughtfully incorporated, with a partly partitioned garage offering additional storage for gardening tools, equipment, or outdoor essentials, This garden effortlessly combines beauty, functionality, and entertainment potential. For those who love to entertain, a purpose-built outdoor kitchen with a wood-fired pizza oven and timber bar transforms the garden into an alfresco dining paradise—perfect for long summer evenings, bank holiday weekends, or casual gatherings with friends and family.

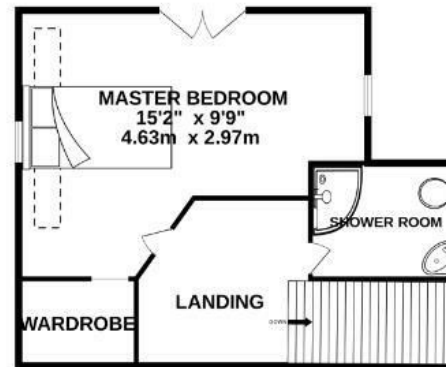
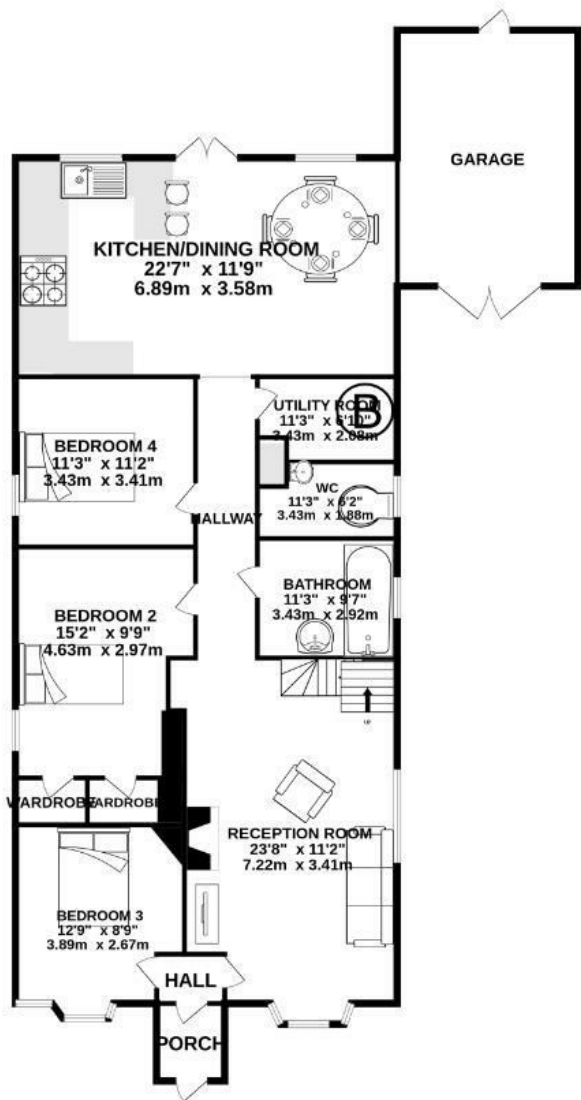


**Location:** Kennington, just a mile from Ashford town centre and Ashford International Station, perfectly blends village charm with modern convenience. Tree-lined streets, historic buildings, and a strong community atmosphere give it a welcoming, semi-rural feel. Excellent road links, including the A28, A251, and M20 (Junction 9), make commuting straightforward, while high-speed rail at Ashford International provides quick access to London and beyond. Leisure & Lifestyle. The area is a haven for families and nature lovers, with Conningbrook Lakes Country Park, local parks, and walking routes. Community amenities include local shops, pubs, schools, and sports facilities, catering to a range of lifestyles. The bonus here, is the home is sold with no onward chain complications - So, if you're looking to move & you don't want to become involved in an elongated transaction, here, you're in

- CHAIN-FREE! Spacious 4-Bedroom Detached chalet-style bungalow on a generous plot
- Beautiful bay-fronted lounge with an inviting fireplace
- Stunning rear extended-kitchen/diner, a social hub for cooking, dining, and entertaining
- Exceptional garden, well-established and perfect for keen gardeners
- Detached garage with partial partitioning, providing handy storage or hobby space
- Three ground-floor bedrooms, offering superb versatility for families
- Stylish ground-floor bathroom and separate WC, ideal for busy households
- Generous master bedroom suite upstairs, complete with shower room and Juliet balcony
- Superb outdoor kitchen and entertainment area, featuring a pizza oven and timber bar
- Council Tax Band: D - EPC Rating: C (70) - Cesspit (Waste-water)







## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and readable 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 disconnection charges for any switched 'disconnected or drained services or appliances - All measurements are approximate.

**WORKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.  
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