

# Campion Close, Ashford, Kent

Guide Price £425,000 - £450,000





Occupying a pleasant position within the exclusive and well-regarded Campion Close — a small, thoughtfully designed development by the highly respected Pentland Homes — this impressive three-bedroom semi-detached family home offers beautifully arranged accommodation across three floors, combining modern design with practical living. Perfectly positioned just opposite the open green spaces of Repton Park and offering immediate access to Junction 9 of the M20, the property enjoys both a peaceful residential setting and exceptional connectivity, making it ideal for commuters and families alike.

Upon entering, you are welcomed by a spacious and inviting entrance hall which sets the tone for the rest of the home. The ground floor is centred around a striking kitchen/diner, generously proportioned and spanning the width of the property. This bright and sociable space has been designed with modern living in mind, offering ample room for both dining and informal seating — perfect for entertaining guests or everyday family life. The kitchen itself is well-appointed with extensive worktop space and storage, while doors provide a seamless connection to the rear garden. Further enhancing the ground floor is a convenient cloakroom/WC and internal access to the integral garage, offering excellent storage options or potential for conversion (subject to the necessary consents).

The first floor reveals a particularly impressive sitting room, flooded with natural light and offering generous proportions, creating a wonderful space to relax and unwind. A standout feature of this level is the elegant galleried landing, which adds a real sense of openness and architectural interest rarely found in homes of this style. Also on this floor is a well-proportioned double bedroom and a contemporary family bathroom, making this level highly versatile — ideal for guests, older children, or even a dedicated home office. The second floor is thoughtfully arranged to provide two further bedrooms, including a spacious principal suite. This superb room benefits from built-in storage and a modern en-suite shower room, creating a private and comfortable retreat. A further double bedroom completes the accommodation, perfectly suited for family living.

Externally, the property continues to impress. To the front, there is off-road parking and access to the integral garage, while to the rear lies a beautifully landscaped garden — a true highlight of the home. Designed for both enjoyment and ease of maintenance, the garden provides an ideal setting for outdoor dining, entertaining, or simply relaxing, with a well-considered layout that maximises both space and privacy.

Campion Close itself is a small and desirable residential enclave, known for its quality build by Pentland Homes — a developer recognised for delivering attractive, well-crafted homes with attention to detail. The setting offers a real sense of community while remaining conveniently close to a range of local amenities, reputable schools, and Ashford International Station, which provides high-speed services to London. The proximity to the M20 ensures excellent road links to London, the coast, and beyond.

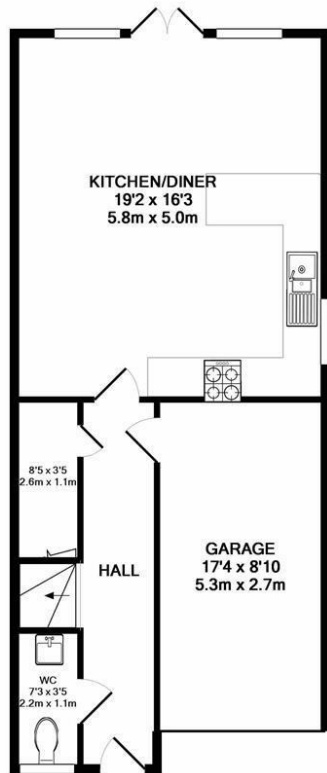


- A Well Presented, 3 Bedroom-Semi Detached Home
- Driveway which provides parking for 2 cars + Garage
- A beautiful gallery lounge enhanced by the sloping glass roof
- Large guest bedroom with 2nd En-suite within the home
- EPC Rating: B - Council Tax Band: D

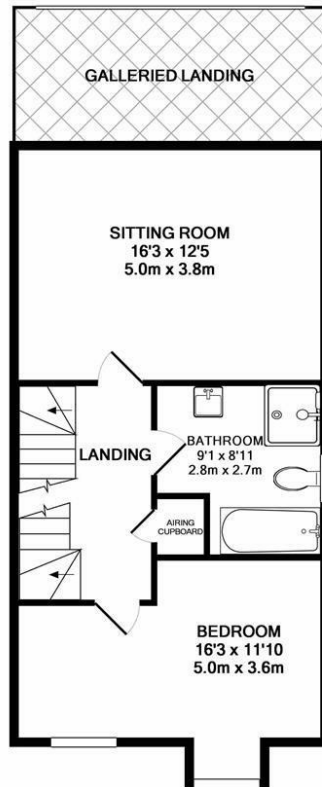
- Offering over 1,600 sq ft of accommodation over 3 floors
- Generous modern kitchen/diner on ground floor with vaulted ceiling
- Generous master bedroom with en-suite shower room
- 1st Floor reception room - Spacious & Bright accommodation
- Estate fee contribution approx: £180.00 per year







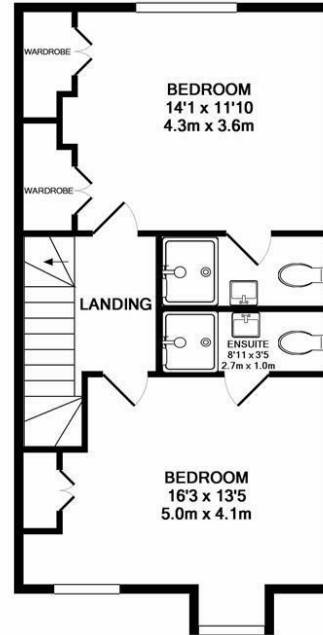
GROUND FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1623 SQ.FT. (150.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)

### Viewings

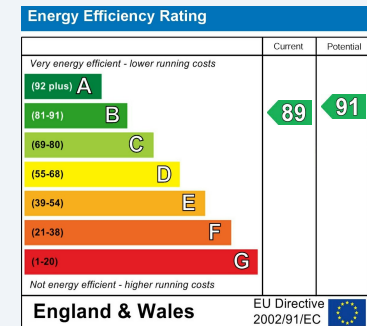
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.

**THINKING 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 Hunters estate agents.

