

# Stunning Detached Home - Warren Lane, Ashford

Guide price: £750,000



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This impressive family home constructed in 2016 by the prestigious developer "Paul Browne homes Ltd." This four-bedroom residence forms part of an exclusive development of just individual properties. Quietly positioned along Warren Lane in a highly convenient location close to the town centre. Designed with both modern living and energy efficiency in mind, the property offers spacious and well-planned accommodation arranged over three floors, finished to a high specification throughout.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway which sets the tone for the quality of the home. The ground floor has been thoughtfully designed to create a comfortable and practical living environment, with underfloor heating providing warmth throughout this level. The principal living areas are both well-proportioned and versatile, ideal for modern family living and entertaining alike. At the heart of the home is the beautifully appointed & extended kitchen, supplied by Roma, which offers a stylish yet highly functional space. The kitchen is fitted with a range of contemporary units complemented by elegant granite work surfaces, creating a sleek and durable finish. Integrated appliances and generous storage further enhance the practicality of the space, while the overall layout allows for both everyday use and entertaining. Large windows and doors allow natural light to flood the room while providing views over the landscaped rear garden. Throughout the property, attention to detail is evident in the quality of the finishes, including solid oak internal doors and modern stainless steel light fittings which contribute to the home's contemporary feel.



The accommodation continues across the upper floors, where four well-proportioned bedrooms provide flexible space for families, guests or home working. The principal bedrooms offer comfortable and private spaces, while the additional bedrooms are ideal for children, visitors or study areas depending on individual requirements. The layout across three floors ensures excellent separation of space, making the property particularly suitable for modern family life.

Externally, the home occupies a generous plot with a fully enclosed rear garden which has been thoughtfully landscaped to provide a pleasant and usable outdoor space. The garden offers an ideal setting for outdoor dining, relaxing or family activities while maintaining privacy and security. Further benefits include a garage and off-street parking, providing convenient and practical parking arrangements.

The property benefits from a high-quality specification throughout, including solid oak internal doors with glazed panels and stainless steel ironmongery, along with a stylish wood-burning stove within the sitting room. The contemporary Roma-designed kitchen is fitted with integrated Neff appliances, complemented by granite work surfaces and a matching splashback. Ceramic tiled flooring is laid to the entrance hall, kitchen, utility room and bathrooms, while the bathrooms feature modern Ideal Standard Concept sanitaryware with half-height wall tiling. Additional internal features include brushed stainless steel electrical fittings, Robens Neo underfloor heating serving the ground floor, and pencil-round skirting boards with matching architraves.

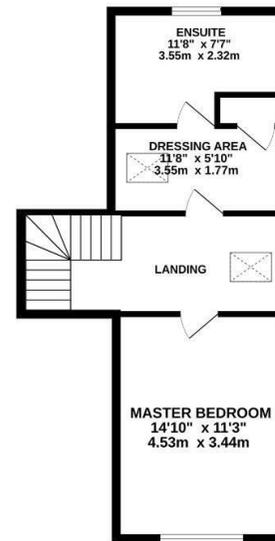
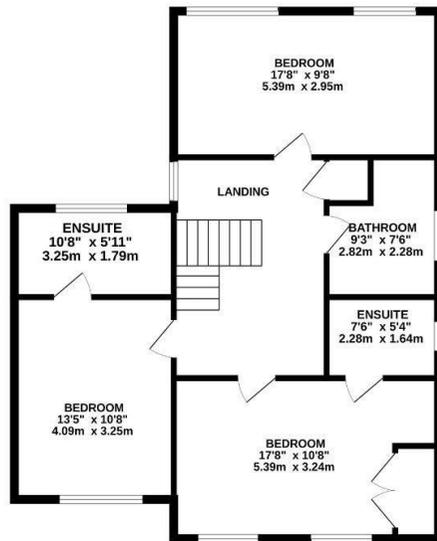
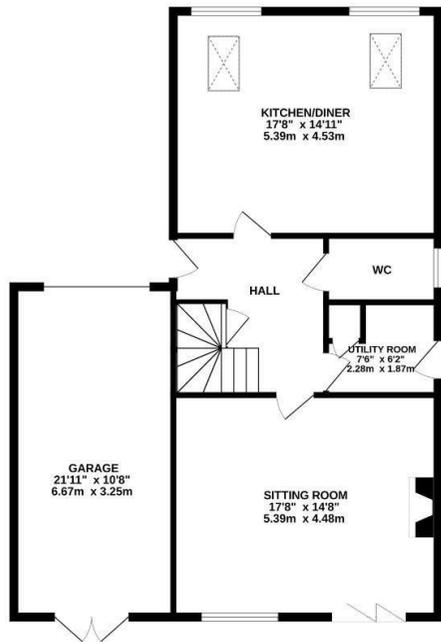


The location is another key advantage of this property. Warren Lane offers a peaceful setting while remaining within easy walking distance of the town centre and the highly regarded Highworth Grammar School. The property is also well placed for commuters, with convenient access to the nearby railway station as well as excellent road connections including the motorway network.

- **Stunning 4 Bedroom Detached Family Home set within a development of just four properties**
- **Four Bedrooms, Four Bathrooms! Amazing Master + Dressing Room & En-suite!**
- **Underfloor heating throughout the ground floor & Downstairs W/C**
- **Generous landscaped and fully enclosed rear garden with 2 seating areas**
- **Conveniently located within walking distance of the Town Centre & The Warren**
- **Spacious accommodation arranged over three well-designed floors**
- **High specification Roma fitted, extended kitchen ++ Separate utility room**
- **Quality finishes including oak internal doors and stainless steel light fittings**
- **Garage and off-street parking for multiple vehicles + EV Charging point**
- **EPC Rating: B (85) - Council Tax Band: F**







TOTAL FLOOR AREA : 2207 sq.ft. (205.1 sq.m.) approx.

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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### 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

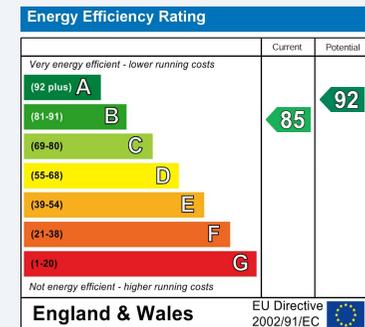
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

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