

**Temple Close, Ashford, TN23 3PW**

**Offers In The Region Of £550,000 - offers in the region of**



- Spacious 4/5 bedroom detached home
- Excellent condition throughout
- Separate utility and downstairs W/C
- ONWARD CHAIN COMPLETE
- Garage and driveway for 3/4 cars

- Situated in the sought-after location of Knights Park
- Large open plan kitchen/breakfast room and dining area
- Newly refurbished en-suite and family bathroom
- Low maintenance rear garden
- EPC: TBC Council Tax Band: F



# Temple Close, Ashford, TN23 3PW



Hunters are delighted to welcome to the market this beautifully presented five-bedroom detached home, situated in the highly sought-after Knights Park. The property has been renovated over the years by the current owners during their time at the property, which offers a modern and spacious living throughout, in excellent condition — perfect for growing families or those seeking flexible living space.

The property is entered via a welcoming porch, offering a great space to kick off your shoes and hang up your coat, which leads into a central hallway with staircase to the first floor and useful under-stairs storage. To the front of the home, the spacious living room features a charming bay window, allowing for plenty of natural light and creating a bright yet cosy living space, to unwind as a family after a long day.

To the rear, the heart of the home is the superb open-plan kitchen/breakfast room, thoughtfully designed with ample worktop space and room for informal dining. The kitchen boasts ample wall and base units for storage, as well as work surface space for food preparation. Off the back you will find the all important utility area, great addition for a family home and also boasting access to the garden from the side. This area flows seamlessly into the dining room, providing an excellent setting for entertaining and family gatherings, with bi-folds to the rear giving access to the rear garden. The layout creates a wonderful sense of space and connectivity, ideal for modern lifestyles.

A separate family room offers the fifth bedroom for the home, which offers additional versatile living space, perfect as a playroom, snug, or home office. The current owners utilise the space as a bedroom, providing ample room for a double bed and free standing furniture. Finishing off the ground floor nicely with a newly refurbished downstairs W/C.



Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing with airing cupboard. The generous master bedroom boasts a large bay window, flooding the room with natural light and ample space for a king size bed and free-standing furniture. The room enjoys fitted Sharps wardrobe space and a modern, newly refurbished en-suite shower room. Bedrooms 2 and 3 are both good size double rooms and offer fitted Sharps wardrobes. Bedroom 4 is currently utilised as a games room, which once before was a guest room, boasting a pull out sofa bed. All three rooms are serviced by the newly refurbished family bathroom, boasting a bath with overhead shower, wash hand basin and W/C.

Externally, the home boasts generous garden space, with a large artificial lawn area to the back and a large patio area to the front, providing a secluded seating area for the summer. The addition a hot tub has been added by the owners, which may be available via separate negotiations. The garage to the side has been added on by the current owners, which boasts a large storage space one side and home gym the other. You can access the garage from the front of the home or within the garden. Down the private driveway, only two homes can be accessed, and will find ample parking for at least 3/4 vehicles. The current owners also have CCTV included surrounding the property, which will be left behind.

This modern home has been beautifully maintained and is presented in excellent decorative order throughout, with a neutral colour palette that allows buyers to move straight in with ease. Combining spacious reception areas, a contemporary kitchen layout, four bedrooms, and excellent storage, this property represents a superb opportunity for families seeking a stylish and turnkey home.



This home can be found within the popular Knights Park area of Ashford, an area which offers an array of unspoilt rural walks, a local supermarket, a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities including hairdressers. It has proved to be an extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby courtesy of a small car journey. We are sure that this property wont hang around, so encourage you to call quickly to arrange your viewing and avoid disappointment!

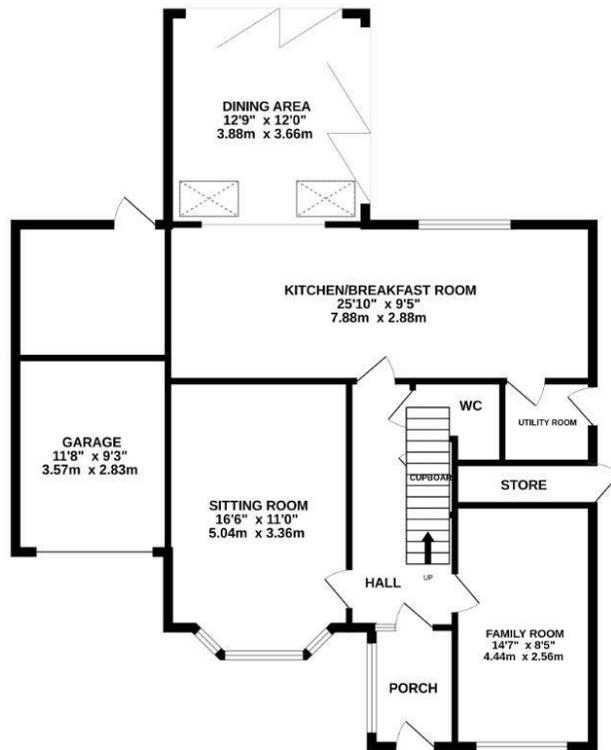
All mains services are connected, but none have been tested by the agent.



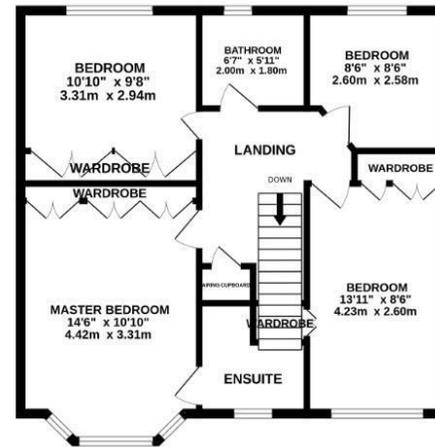
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GROUND FLOOR



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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### 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.

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 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.