

Sir John Killick Road, Ashford, TN23 3SL
Offers In The Region Of £500,000



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Hunters are proud to present this substantial four-bedroom detached family home, ideally positioned within the highly sought-after Repton Park development. Enjoying a prime setting beside the development's green boundaries and overlooking a beautifully maintained communal green, this attractive home also benefits from a truly impressive, landscaped garden.

Arriving at the property, you're welcomed by a covered car port and a charming garden path, framed by leafy surroundings that create an immediate sense of calm. Stepping inside, a spacious and inviting entrance hall sets the tone—perfect for unwinding at the end of the day, with ample room for coats and shoes. To the left, a convenient ground floor WC adds to the practicality expected of a modern family home.

The hallway flows effortlessly into a stylish and generously sized kitchen/dining room. Designed with both everyday living and entertaining in mind, this space features integrated appliances, extensive work surfaces, and a useful separate utility area to the rear, with access out to the rear garden. Large windows flood the room with natural light, enhancing the sense of space. A central breakfast bar provides a casual dining option, while there's plenty of room for a formal dining table—ideal for hosting family and friends. The kitchen is finished to a high standard with Silestone worktops, an undermounted sink, Paula Rosa Manhattan dove grey cabinetry, an induction hob with extractor, and sleek under-cabinet lighting.

Positioned across the hall, the lounge offers a warm and comfortable retreat, perfectly proportioned for family life. The media wall allows for additional storage space and adds to the modern feel of this home. Measuring approximately 11'8 x 20'9, this generous room is enhanced by elegant double French doors that open onto the garden, effortlessly blending indoor and outdoor living. Completing the ground floor is a practical under-stairs storage cupboard, ideal for keeping everyday clutter neatly tucked away.

Upstairs, a spacious landing continues the home's light and neutral décor. The first-floor hosts four well-proportioned bedrooms, including a generous principal bedroom with a contemporary en-suite shower room. Two further bedrooms comfortably accommodate double beds, while a fourth, smaller room offers flexibility as a home office or nursery. A modern family bathroom with a shower over the bath serves the remaining rooms.

Outside, the south-facing rear garden can be accessed via a gate from the car port. Thoughtfully designed for both relaxation and entertaining, it features a paved patio area perfect for alfresco dining, along with additional seating spaces created by a wraparound stone terrace. There's also a dedicated area suitable for growing your own produce, ideal for keen gardeners. Mature trees surrounding the garden provide a natural sense of privacy, while a useful shed offers additional outdoor storage.

Altogether, this is a beautifully maintained and versatile family home in a desirable location, perfectly suited to modern living.

The home is situated within Repton Park, approx 2 miles to the northwest of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and Ashford International Train Station with regular services to London St Pancras that takes only 38 minutes! Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co-op convenience store as well as a short stroll into Waitrose supermarket!

To avoid disappointment please call Hunters sole agents on 01233 613 613 to book your viewing now!



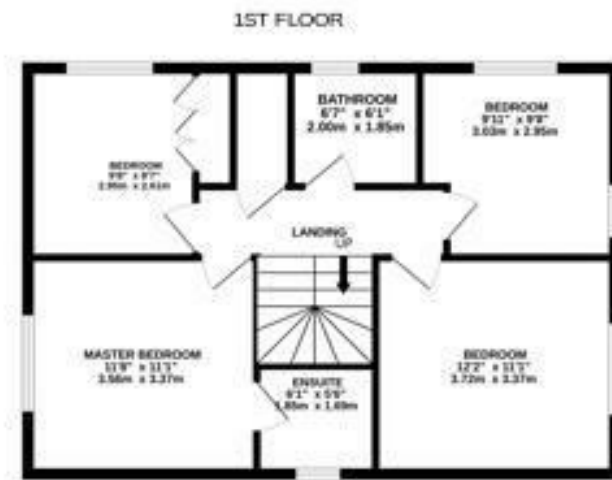
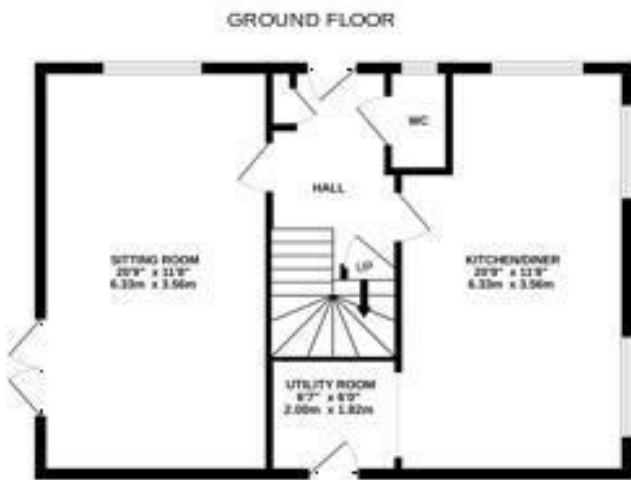
- A Stunning, 4 Bedroom Detached Family Home - Repton Park
- Generous family reception room & Open-plan Kitchen/dining room
- Patio doors leading from family reception room to the garden
- Principal bedroom boasting en-suite shower room & Family bath-suite
- Large laid to lawn rear garden + Walking distance to local Park

- Occupying an envious position overlooking green to front elevation
- Separate utility accessed via kitchen with rear door to garden
- 4 Generous bedrooms, 3 doubles & 1 single
- Driving & Carport providing parking & side access
- EPC Rating: C (80) - Council Tax Band: D - Estate fee's: £300.00 pa approx



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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

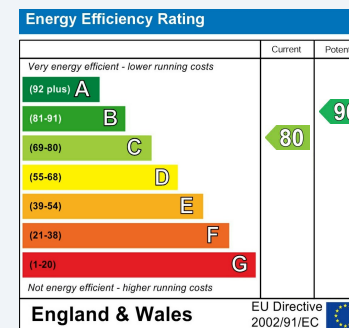
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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