



Ravens Court, Kennington

Offers In The Region Of £625,000



Welcome to Ravens Court.

Hunters are delighted to welcome to the market, this 'Sheraton' Style single story, detached 3 bedroom home constructed by well regarded 'Kentish Homes Limited.' The development offers only a handful of architecturally designed detached bungalows, forming part of a charming courtyard along with an attractive Grade II Listed Barn conversion. This charming home features an attractive barn styled car port providing parking for two cars. There are also visitors parking available for guests. Within the development, each owner will own a part of the Ravens Court Management Company which will be responsible for the maintenance and upkeep of all communal areas; ensuring the development well looked after. With these homes being individual in design, they also offer a number of fantastic benefits, we encourage you to put this at the top of your viewing list.

Park up beneath your carport and wander into your new home. Simply pop your belongings inside and start unwinding. The still 'new-like' feel oozes inside this home. This turn key home features vaulted ceilings offering an array of thoughtful additions, here are some to name; the luxury fitted kitchen found underneath granite work tops, with integrated appliances throughout. There is also the added addition of the porcelain Rocca tiling in the open plan 'hub' of the home. There is also a high quality Villeroy & Bosch luxury family bathroom and wow factor en-suite to the principle bedroom. As you would expect, there is underfloor central heating with independent heated towel rails in both the bathroom and ensuite too. The developer has thoughtfully installed Hansgrohe quality chromes within the bathrooms on offer.

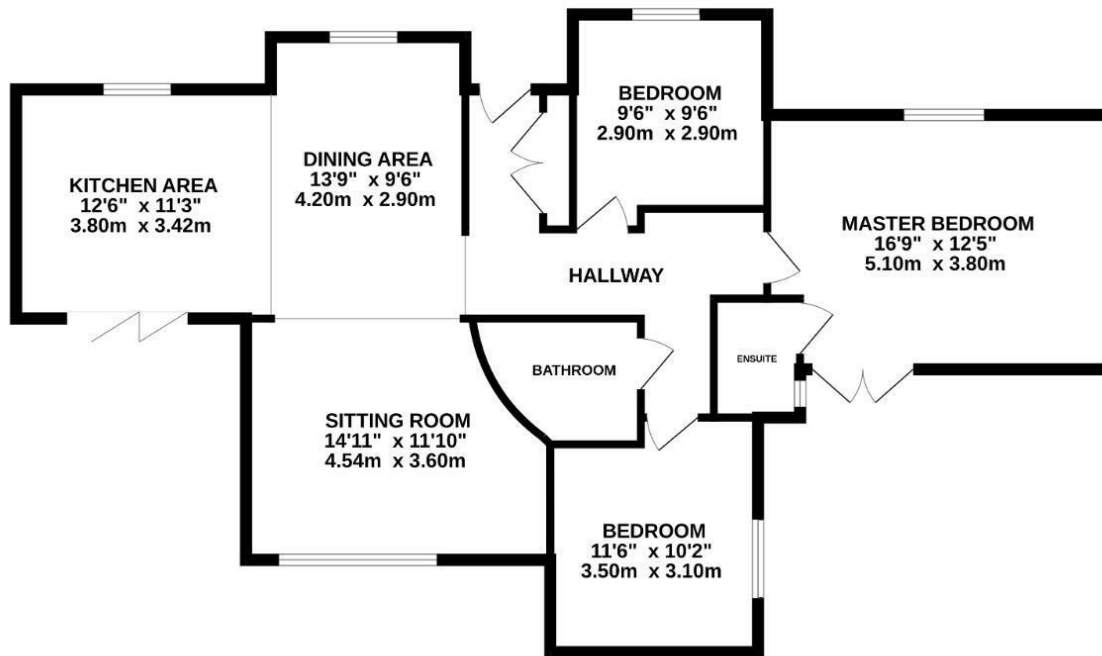
Come on inside and see what all the fuss is about... We truly feel it's open plan living at its finest here, with everything at arms reach. There's a stunning large island where you and your family and friends can gather round whilst you play host, which we're sure will happen more often than not when your guests arrive in envy! There's a distinctive place to dine, relax and prepare food within this open plan space, with the L-shaped kitchen found to one side, with all of the essentials integrated. Mingle with guests will you prepare the evenings arrangements at the breakfast bar. The lobby entrance provides the perfect place to kick off your shoes and hang up your coat after the school run providing an essential double storage cupboard to stow all away that comes with day to day family life.

Follow the hall and this is where you will discover three well proportioned double bedrooms. The principle bedroom being found at the rear of the home, that offers an array of floor space, approx. '5.1mx3.8x' also offering a set of patio doors. There's a modern en-suite with skylight, with walk in shower, wash hand basin and W/C. To ensure there is no queue's for the loo in the morning across the hall is the family bath suite that services bedrooms 2 & 3. The guest bedroom, being equally well proportioned provides comfortable accommodation for the family. Bed 3 is found opposite being again a spacious double room, they'll be no arguments for who gets the bigger bedroom between the children here! The bathroom itself is finished in a modern tile, with under floor heating as well as low level bath, shower over, with wash hand basin & w/c. The compact, yet convenient garden offers the perfect balance for those working families, with a patio that leads from the reception area. Whilst also offering a lawned area, being extremely private and secluded to the rear of the home. There's a choice of seating areas to allow you to catch the afternoons sun. The boundary is mainly walled, with an array of hedges that line the perimeter, giving you the feeling of seclusion.

Ravens Court is superbly located for transportation and recreation and there is a bus stop just 40 meters approx. from the site entrance. The following quoted distances and times are approximate and have not been verified. They are provided as a guide only and are sourced from google and Eurostar's website. Ashford's thriving town centre estimated at 2.1 miles. Junction 9 of the M20 approx. 2.1 miles, Ashford International Station 2.4 miles approx. with Paris quoted from 1 hour 53 mins and Brussels quoted from 1 hour 39 mins on the Eurostar. The high speed rail services to London St Pancras with journey times quoted from 38 mins and also to Stratford International quoted from 31 mins. Junction 6 of the M2 is approx. 14 miles, Canterbury Park & Ride Wincheap approx. 12 miles. Local recreational facilities include Eastwell Manor for fine dining, private member's spa, gym, swimming and 9 hole golf course approx. 2 miles. The highly acclaimed Old Mill Gastro Pub is approx. 0.7 miles, McArthurGlen Ashford Designer Outlet for discounted designer clothing approx. 3.2 miles.



GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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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) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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