

**Song Thrush Drive, Finberry, Ashford, TN25 7FP**  
**Offers in region of: Offers In The Region Of £260,000**



**HUNTERS®**  
HERE TO GET *you* THERE





Neatly tucked away in the charming area of Finberry, is this beautifully appointed 'Coach House' which offers a delightful blend of modern living and comfort, with two generous double bedrooms, spacious family bathroom & large living space, flooded with natural light - We feel this property is perfect for those seeking a stylish yet practical home on this modern estate.

As you step inside, climb the stairs & you are greeted by a superb open plan kitchen, lounge, and dining area, on your left hand side - which has been thoughtfully designed to create a welcoming space for both relaxation, entertaining & dinning, with each area, playing a distinctive role during day to day life. The kitchen boasts modern upgrades, complete with high-quality fixtures and fittings, ensuring a contemporary feel throughout. New flooring has been laid throughout this area, enhancing its fresh and inviting atmosphere.



Across the hall, you'll find both bedrooms 1 & 2, equally as spacious as one another, jointly offering in-built storage, meaning you can use every inch of the floorspace you desire. Both bedrooms have smart window placement, ensuring that natural light filters through the home during the day. The family bath-suite, equipped with a shower over the bath, which provides a modern touch and convenience for daily living. This home is ideal for couples, small families, or anyone looking to downsize without compromising on quality.

Externally, the property includes a covered car parking space, with the additional parking spaces assigned to neighbouring homes on a lease agreement. There are also guest spaces near-by, making it practical for families too. The bonus here, is that whilst there are many 'leasehold' apartments for sale within the estate. Here, you're freehold, so do not have the on-going service charges associated; unlike those other 'flats' you'll find a modest garden space, allowing you to enjoy the fresh-air, ideal for those with children.



This coach house is not just a place to live; it is a lifestyle choice, offering a perfect balance of comfort and modernity in a desirable location. Do not miss the opportunity to make this stunning property your new home. The area of Finberry has plenty of local amenities close by such as the well renowned Finberry Primary School, as well as other local primary and secondary schools, super market, Ashford International Station for the High Speed One Service to London St Pancras in just 38 minutes or Paris in just over two hours and the M20 junction 10. Call Hunters, sole agents on to arrange your viewing now!

- A Well Presented, 2 Bedroom, Free-hold 'Coach-House'
- Charming, open-plan lounge/kitchen & dining area with juliet balcony
- Boasting 2, Generous double bedrooms both with storage
- Allocated parking provided under the coach-house (1 space)
- A low maintenance side garden, boasting side access
- Beautifully presented throughout - With modern fixtures & fittings
- Kitchen boasting modern integrated appliances throughout
- Modern family bath-suite with shower over bath
- A quiet, no through cul-de-sac location adjacent to open-fields
- EPC Rating: C (79) - Council Tax Band: B - Estate fee: £450.00pa

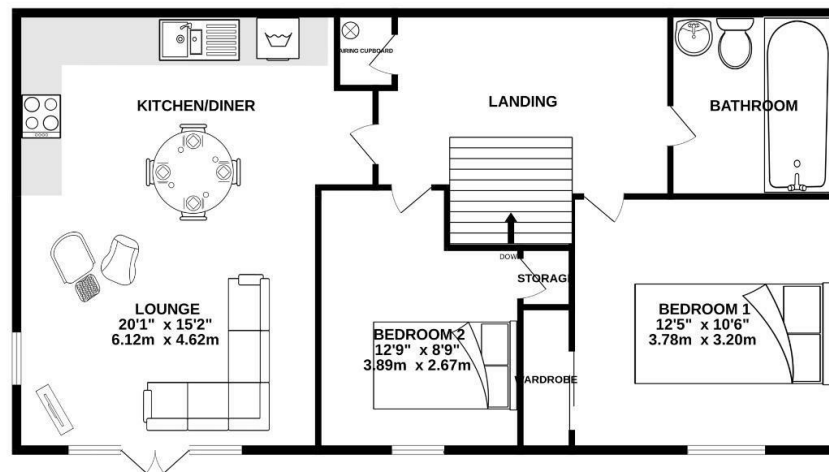
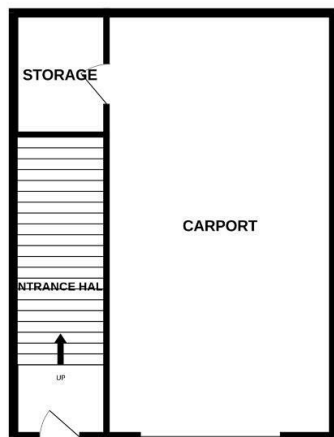






GROUND FLOOR

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>	79	79
(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.