



Spindlewood End, , Ashford, TN23 3RR

- Impressive four-bedroom detached family home
- Spacious and versatile accommodation arranged over two floors
- Well-appointed kitchen with utility room and ground floor W/C
- Private driveway and garage providing ample off-road parking
- Close to well-regarded local schools and children's play park
- Sought-after Godinton Park development in Ashford, Kent
- Multiple reception rooms including a home office/study
- Two bedrooms benefiting from en-suite shower rooms
- Sunny, enclosed rear garden ideal for entertaining and family use
- EPC RATING: C (75) - Council Tax Band: E

Offers In Excess Of £450,000 - Offers in region of



Set within an exclusive and highly regarded residential development, this beautifully presented four-bedroom detached family home offers generous proportions, refined living spaces, and an excellent layout perfectly suited to modern family life.

Approached via a private driveway with access to an integral garage, the property provides ample off-road parking and an immediate sense of arrival. Inside, the ground floor is both welcoming and versatile, featuring a spacious and light-filled living room, an elegant separate dining room ideal for entertaining, and a well-appointed kitchen that flows seamlessly into a practical utility room and ground floor W/C. A further reception room offers flexibility and is ideally suited for use as a home office, study, or playroom.



The first floor continues to impress, with four well-proportioned bedrooms. The principal bedroom and second bedroom both benefit from stylish en-suite shower rooms, while the remaining bedrooms are served by a contemporary family bathroom, providing comfort and convenience for all members of the household.

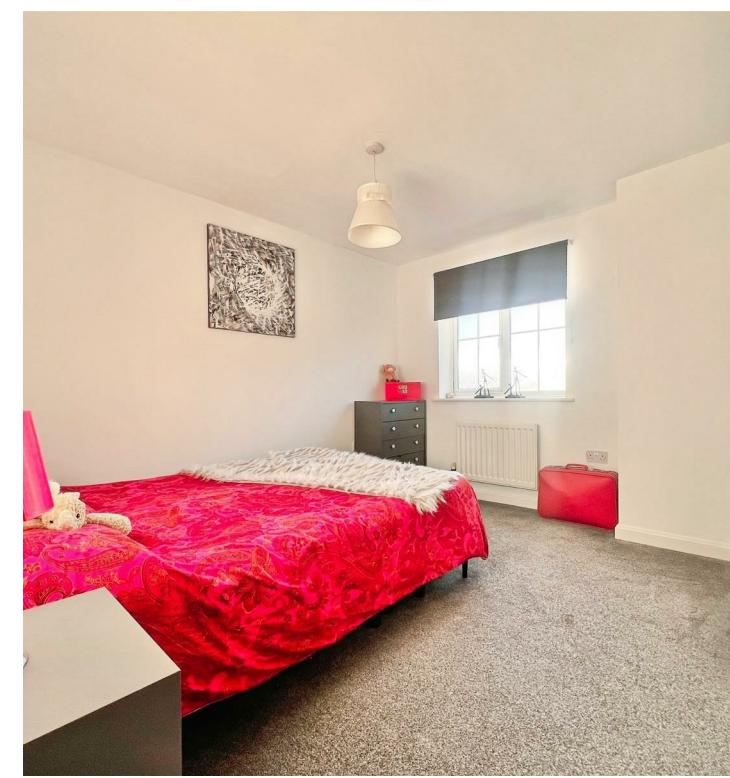
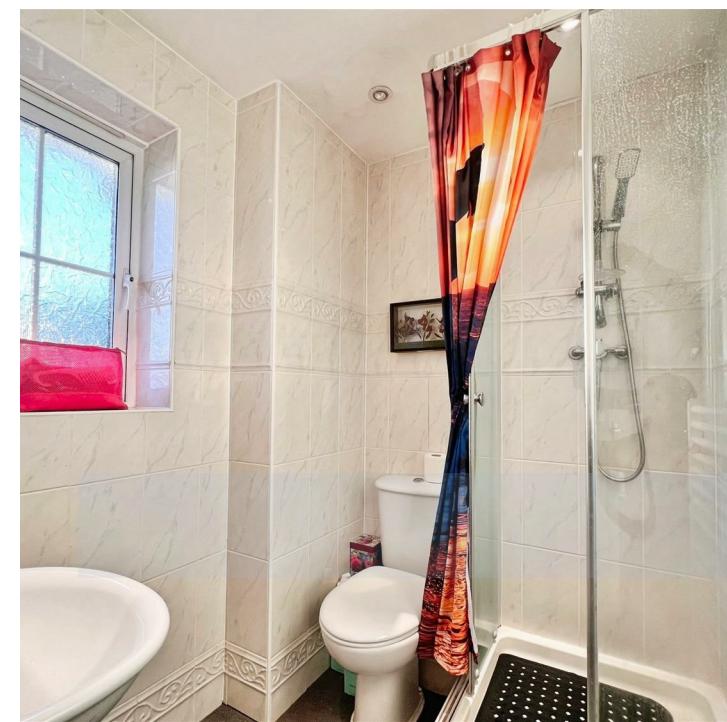
Externally, the enclosed rear garden enjoys a sunny aspect and a good degree of privacy, creating an ideal space for outdoor dining, entertaining, or relaxed family time throughout the warmer months. This is a superb opportunity to acquire a high-quality family home in one of Ashford's most desirable residential locations.

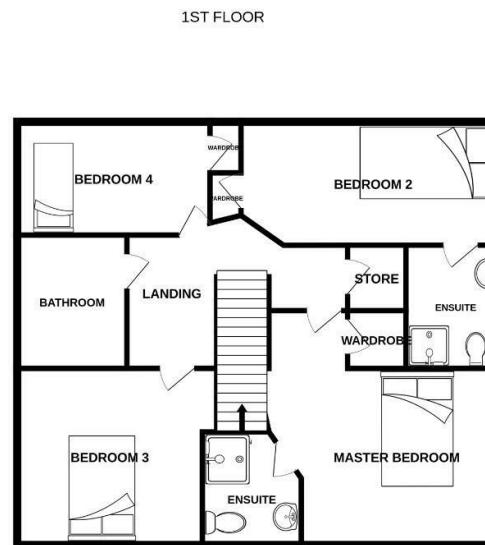
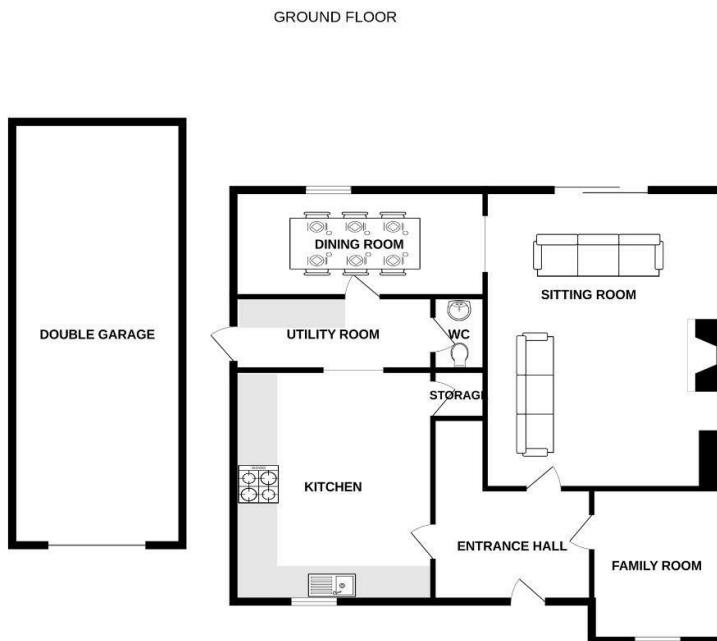


Godinton Park is widely regarded as one of Ashford's most sought-after residential developments, prized for its peaceful surroundings, attractive green spaces, and strong sense of community. The area is particularly popular with families, thanks to its safe environment and excellent local amenities.

A range of well-regarded primary and secondary schools are located nearby, making the area an ideal choice for families with children of all ages. The development also benefits from a children's play park within easy walking distance, providing a fantastic outdoor space for younger residents to enjoy. Godinton Park offers convenient access to Ashford town centre, with its wide selection of shops, restaurants, leisure facilities, and the International Station, providing high-speed rail services to London. Excellent road links via the M20 further enhance connectivity to surrounding towns and the Kent countryside. Combining suburban tranquillity with outstanding convenience, Godinton Park offers an exceptional lifestyle and remains one of Ashford's most desirable places to call home.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	81
(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.