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GRAHAM
JOHN
MAKE LIFE SPECIAL

A wonderful village

Amidst beautiful Kentish countryside

Village life

Close to Ashford and Hythe

A wonderful balance will be achieved here between house and garden creating homes that have style and purpose.

There is a dream that people have, to find a home that will stand the test of time, that they will live with for years to come and enjoy.

Where this opportunity stands head and shoulders above so many others is the combination of fantastic setting and space.

Here two homes can be built on substantial plots and the thoughtful design has married beautifully considered interior space with gardens that reflect an enjoyable lifestyle, that provide privacy within a village environment and the convenience of being within easy reach of the M20 and of Ashford International Station. With train services to Victoria, Charing Cross, Cannon Street and with St Pancras a thirty-eight minute train journey away, this is an easy spot from which to get around from.

The picturesque Cinque Port Town of Hythe is nearby, West Parade on the seafront is around seven and a half miles from Lees Road and is a lovely spot to wander along and watch the sunset. Romney Marsh provides miles of unique habitat, delightfully unique Dungeness and Camber and Rye are across the border in Sussex. It is a real delight once you start to explore how much is accessible from here.

This is a wonderful setting to come home to and surrounding the village is glorious countryside with an abundance of footpaths to explore.

On a practical note and not in entirety: Area 'C' is being sold with planning permission granted for two super detached homes. Access will be across area 'B' and the developer will be responsible for works here and to create a new driveway and garage for Abbotsfield, the main house. Boundary fencing and hedging will be another responsibility, the final specification of that to be determined.

Site access is purely by prior appointment with Graham John



You can find views like this easily in the village surrounds.



Delightful walks nearby

The Details

0.876 acre site

(3546 square metres)

Planning permission granted

Two beautiful homes

Gross area 282.427 sqm per home

Set within the village

Available Land
Access Route
Current Settlement



NOTE : DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE.

PROPOSED DWELLINGS - COLOURED SITE PLAN
ABBOTSFIELD
LEES ROAD
BRABOURNE
ASHFORD
KENT

REVISIONS

SCALES
1:200

DRG No:

2020.20.08

REV No.



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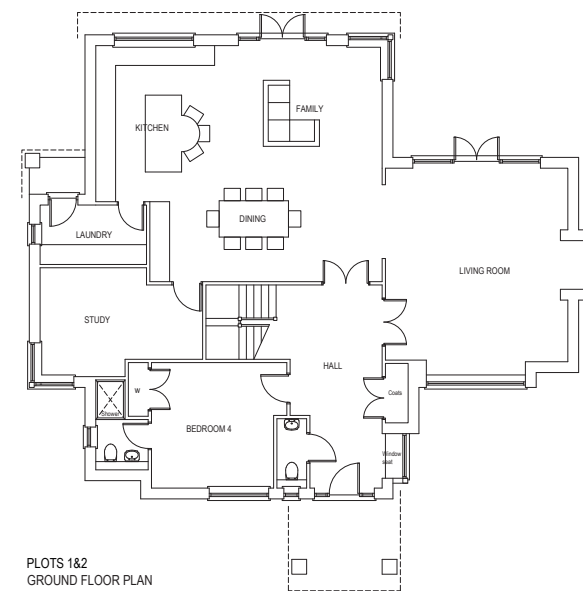


PLOT ONE SOUTH ELEVATION

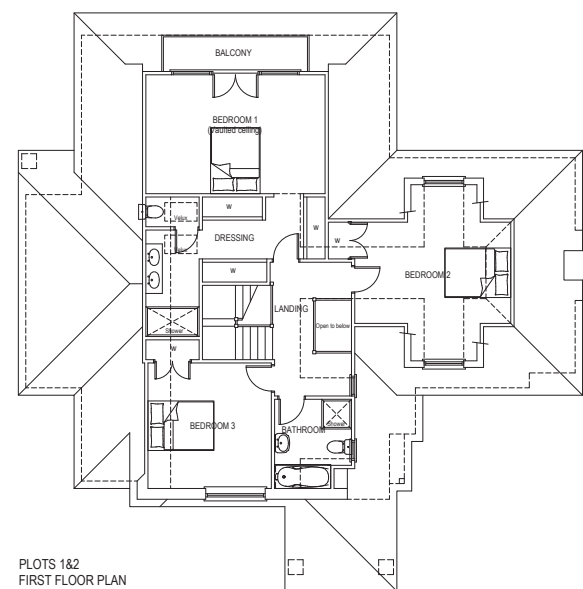


PLOT TWO SOUTH ELEVATION

Planning: Ashford Borough Council Application number 20/00639/AS



PLOTS 1&2
GROUND FLOOR PLAN
Gross area 181.565m²
Net area 160.886m²



PLOTS 1&2
FIRST FLOOR PLAN
Gross area 100.862m²
Net area 93.225m²



Above are the designs for the homes in Brabourne Lees. The four images show examples of homes designed by Chris Tizzard Architectural.

With a love of the location and a desire to ensure the surroundings were enhanced by any development, the owner approached a renowned Surrey architect to draw up plans and obtain permission for the development. Chris Tizzard Architectural is an award winning full service Architectural Practice with a reputation for designing houses of distinction. Founded in 1980 they concentrate on producing high quality projects in all fields of

residential work. In their own words: 'The hallmark of our work is extraordinary attention to the finer details of craftsmanship and construction, and a keen eye for scale and proportion. Families and developers trust us with their dreams and visions, and that trust has been rewarded with inspired homes that are liveable, functional and a visual delight.' ■

Whichever direction you step out in, a fabulous network of footpaths weave their way through beautiful countryside. There are two pubs in the village and others to wander to along some of those footpaths.