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GRAHAM
JOHN
MAKE LIFE SPECIAL

Stunning Town House

Fantastic Accommodation - up to 5 bedrooms

A stunning entrance

We're sure you'll be pleased
by the feel of this brilliant home,
it has an impact immediately.

The Details

Large Entrance Hall
Playroom/Bedroom5
Kitchen/Dining Room
Living Room
Master Bedroom with En Suite
3 Further Bedrooms
2 Bathrooms
Cloakroom
Garden
Garage
Parking Space
Solar Panels
Gas Central Heating
Air Circulation System

Town houses provide vast space and this impressive four/five-bedroom family home is a perfect example.

The entrance hall feels like a room in itself and welcomes visitors in a grand style. It sets the scene for what you find throughout this three-storey property, newly built just three years ago, and exploring it is a true delight.

The beauty of accommodation like this is flexibility. There are so many ways you can use the space on offer that you can spend ages running through the permutations; it will be part of the fun of making this your new home.

That entrance will keep you talking but so will many other features. The kitchen/diner is a room that will hold you captive day after day, looking out on to the garden it is somewhere that just feels so comfortable and natural to be in. The front room on the ground floor has a multitude of uses - many think of it as a fifth bedroom, it could be another sitting room, a cinema room, an office or, as it is here, a very grand playroom for kids.

Convenience is catered for with a ground-floor toilet so there's no running upstairs needed when nature calls. In fact, a family won't be fighting in the morning as there is an en-suite toilet and shower to the lovely master bedroom, a room that swallows a super-sized bed and wardrobes aplenty. Both the first and second floors have bathrooms, so getting kids ready or pacifying teenagers is a simple task.

Each floor feels grand, the landings are wide and the staircase winds up in suitable fashion. Looking down from the top floor has an impressive quality.

The living room once again seems to envelop you, it has a cosy quality despite its size, stretching across the width of the house and the Juliet balcony floods the room with sunlight. There is an impressive bedroom on this first floor: will it be something else for you? There are three bedrooms on the top floor, don't forget!

The owners know they have been spoilt here: 'We saw the house being built and, although you



It's lovely to have an entrance hall that is a room in itself. Furnishing it can be such a delight.



Everyone comments when they visit, you don't expect space like this in a modern home.

know how big it is going to be, there's something about seeing it come out of the ground that makes it appear diminutive. The amount of space we have still surprises us.'

This home isn't just about space, though - for the owners it's about peace and quiet. They have loved the location. As we stood in the garden - with its newly created decking area and high-quality, low-maintenance artificial lawn - talking to them, it didn't feel as if you were really overlooked, a fear some people have with modern properties. There's greenery and a sense of calm.

Convenience is a big factor here too, evident in different ways. There is a parking space to the front of the house, great for pulling up and jumping out with the kids, and there is huge loft space for storage, an air-vent system constantly delivering fresh air into each room, and a garage which brilliantly has an access door from the back garden.

Thinking of the commute to work in London was a big consideration for the owners when they moved from north Kent to here; well, the train station is just "an eight-minute cycle away" and that journey is so simple from Ashford with the High Speed Link and excellent services to Cannon Street, Charing Cross and Victoria too.

The estate itself is just three years old, with a play area and plenty of green space for the kids to run around on - in fact, the owners are thrilled by the vicinity of countless local parks.

Schools for the children are catered for brilliantly and nearby. Ashford has no shortage of shopping facilities with a busy town centre, the shopping outlet McArthur Glen, several supermarkets and on a simpler note there is a local Co-Op just a short walk away with a selection of other shops.

Modern building standards make this simple place to run with the added benefit of solar panels heating water for you and cutting costs. This is an incredibly impressive property and when you view you will see more than that; you will see a supreme home!

This home is available for viewing by appointment through Graham John Estate Agents.

01303 474101

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Whether you want to spend time with the family or entertain friends this kitchen and dining area is brilliant



You'll find yourself relaxing here so often



Whatever your style this home will love showing it off

This is the sort of home that is a delight for bringing out the interior designer in you. Like all the rooms here, the living room just seems to swallow furniture! The master bedroom is currently home to a super king bed and there's lots of space for wardrobes too.



The living room just seems to swallow furniture



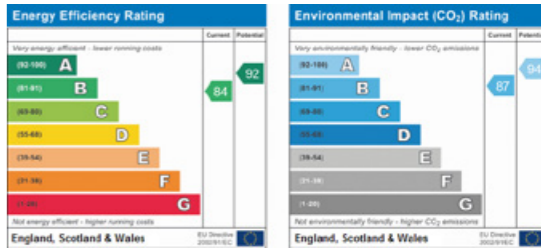
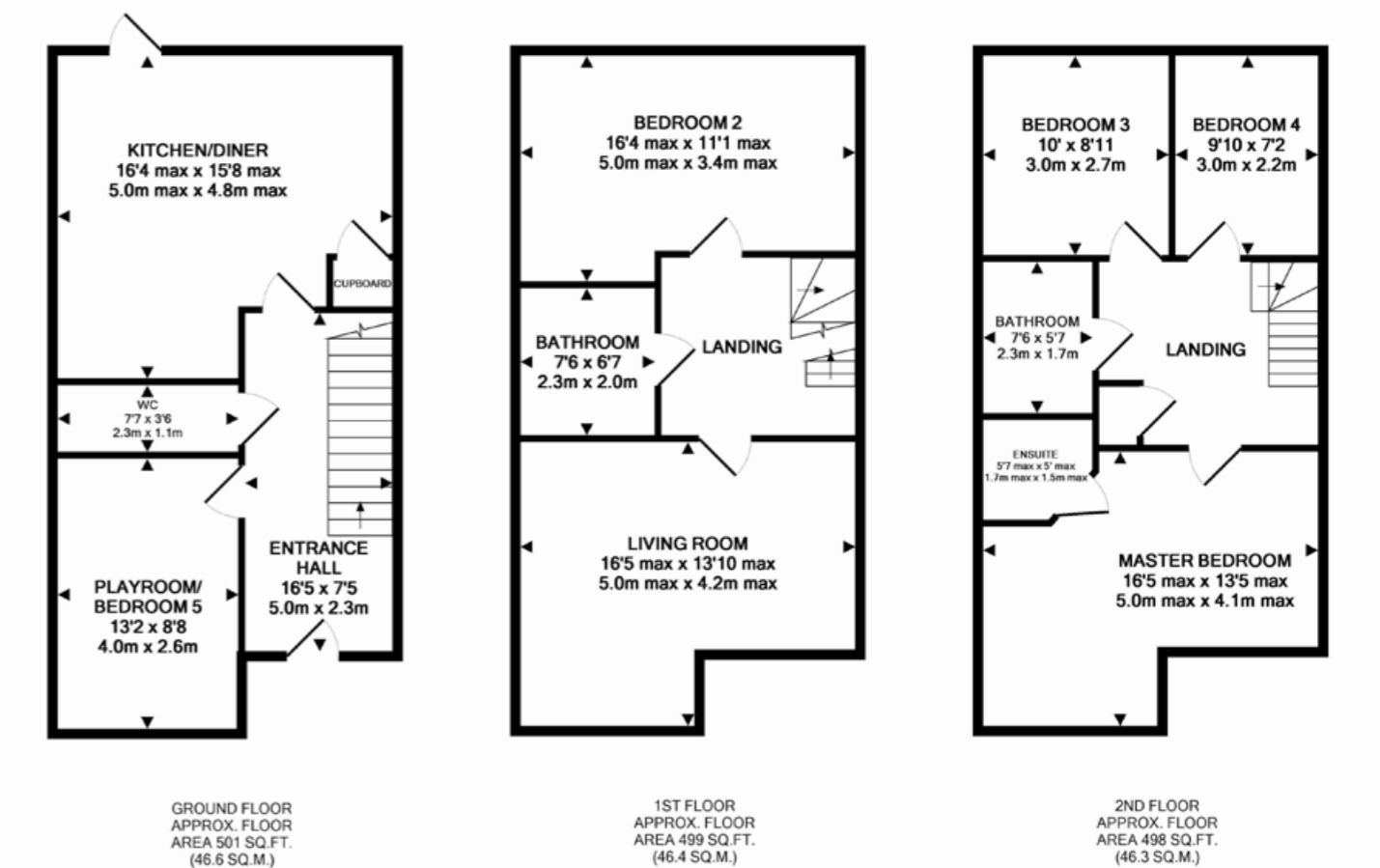
The master bedroom and ensuite



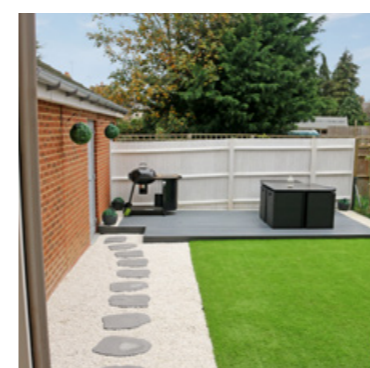
The guest bedroom is one that will keep drawing visitors



Making an amazing playroom on the ground floor and it could be used for so many things



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Two family bathrooms, an en suite and a cloakroom, convenience personified.

It's very easy to keep talking about what a special home this is, experience it first hand and you'll instantly see what we are talking about.

For so many people a garden provides a space to be enjoyed and not one to be a slave to. With astroturf and decking this one is so practical. ■

Whether you use the garage for a car or for storage, being able to step into it from the garden is so convenient.