



27 Loudon Way Godinton Ashford, Kent TN23 3QS

Valuer's comment:

"From my perspective, this has everything a family home should offer."

A substantial detached family home situated in the popular Godinton area, offering five generous bedrooms, three en-suites, three reception rooms, off-street parking and an integrated single garage. The property has been exceptionally well maintained and updated over the years, and is ready for any family to move straight into.

Accommodation

- Entrance hallway • Study • Large Sitting room
- Downstairs W/C • Sitting room
- Dining Room (bi-fold doors to garden)
- Kitchen/Breakfast room • Utility/Laundry room
- Five double bedrooms
(all with built-in wardrobes and three with en-suites)
- Landing area

Outside

- Private rear garden • Patio area • Single garage
- Driveway parking





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Description

This fantastic five-bedroom detached family home offers generous and versatile accommodation throughout. You are welcomed by a spacious entrance hallway, with a useful study/potential snug area positioned just off to the side, along with a convenient downstairs cloakroom.

The kitchen and breakfast room sits centrally at the rear of the property, featuring a range of built-in appliances overlooking the rear gardens and a fantastic island/hob acting as a real hub of the home. A practical utility/laundry room is located just off the kitchen and provides direct access to the garden. Towards the back of the house, a well-positioned extended dining room benefitting from bi-fold doors opening out to the garden, creating an ideal space for entertaining whilst a large sitting room with spotlights throughout holds the front of the property.

Upstairs, the property continues to impress with five well-proportioned bedrooms. The large main bedroom includes built-in wardrobes and a recently re-furbished en-suite. Two further guest bedrooms also enjoys its own en-suite, whilst the remaining two and all bedrooms offer built-in wardrobes are served by the main family bathroom. A generous landing connects each room, enhancing the sense of space.

Outside, the private rear garden is mostly laid to lawn with concrete post fencing surround, directly to the rear is a large patio area, perfect for outside dining. The property also offers ample parking towards the front and an integrated single garage.

Location

Godinton Park is a highly regarded development in Ashford with homes in this lower part of the development being constructed in the early 2000's. Close by there is a children's nursery, primary school, play park, collection of convenience stores, takeaway restaurants and a popular local pub/restaurant. Being on the outskirts of Ashford, the popular Godinton Park provides picturesque country walks through ancient woodland and parkland.

Useful Information

Tenure – Freehold

Council tax – Band F

Heating System – Gas

Drainage – Mains

Water – Mains

Flood Risk – Very low

Broadband and Satellite – Available

Directions:

Satnav: TN23 3QS

For pin point accuracy, please use the What Three Words website:

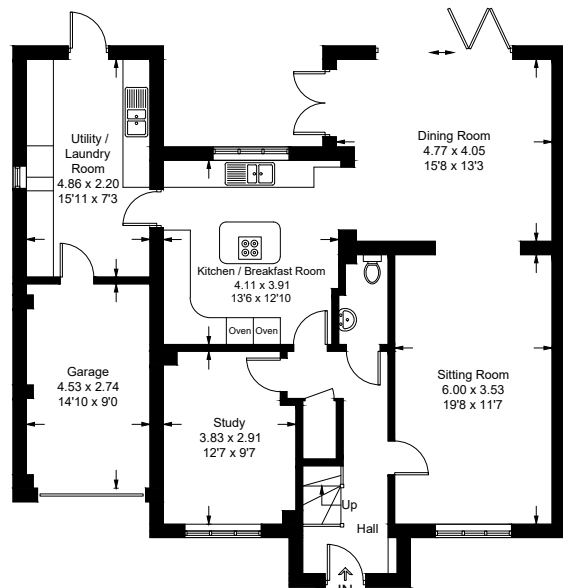
<https://what3words.com/regard.trees.stray>

Viewings strictly by appointment only.

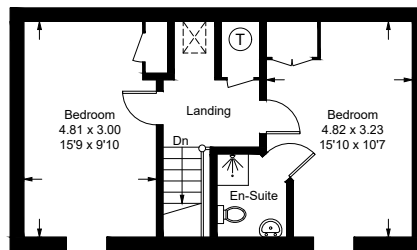
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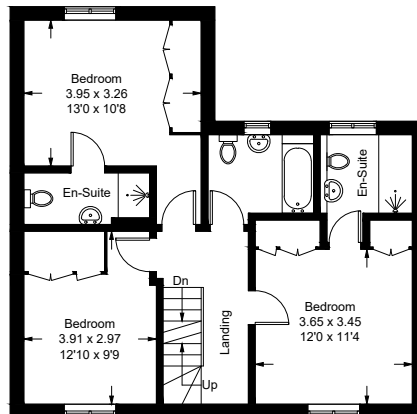
27 Loudon Way, Godinton Park, Ashford



Ground Floor - 112.6 sq m / 1212 sq ft (Including Garage)



Second Floor - 42.1 sq m / 453 sq ft



First Floor - 62.0 sq m / 667 sq ft

Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1332189)

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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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