



8 Hazel Heights

Orchard Heights

Ashford, Kent TN25 4GF

An immaculately presented detached home in an elevated position within the popular Orchard Heights development. Secluded and hidden at the end of a private drive and offering far reaching south easterly views across tree tops and Ashford to the front. Impressively laid out accommodation with good sized reception hall, separate sitting room, dining room, study, conservatory and family room along with kitchen/breakfast room. There are 5 bedrooms, 2 en-suites including a well appointed en-suite to the master bedroom with bath and separate shower cubicle, and a family bathroom. Secluded and attractively landscaped gardens with private drive and detached double garage.



Guide Price: £545,000



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.



Accommodation

5 Bedrooms • 2 En-Suites • Family Bathroom
Sitting Room • Dining Room • Conservatory
Kitchen/Breakfast Room • Study
Family Room • Entrance Hall • Downstairs WC

Exterior

Beautifully kept gardens with private driveway to the front leading to a detached double garage with power and light, side gate and pathway to rear garden with patio, bespoke garden room/workshop with power and light, conservatory, secluded by many mature trees and shrubs attractively planted.

Communications

A20 to Maidstone and Ashford

Fougeres Way to M20 Junction 9

A28 to Canterbury and Tenterden

Ashford International Railway Station providing a high speed commuter service to London St. Pancras taking approximately 37 minutes and a Eurostar service to the Continent.

Situation

A particularly appealing feature of this property is its elevated position commanding far reaching south easterly views to the front. Hidden and screened from neighbours with established planting. Located at the end of a private drive with garage and a parking area that is hidden from view. Orchard Heights remains one of the more popular modern developments within Ashford lying to the north of the town centre, perfectly positioned and only a short distance away from M20 Junction 9, convenient for schools within the town and villages. Extensive woodland walks immediately adjacent and accessible from Hazel Heights. John Lewis, Waitrose and Sainsbury's are all within a mile

and easily accessible both by car or on foot, as is Ashford Golf Club.

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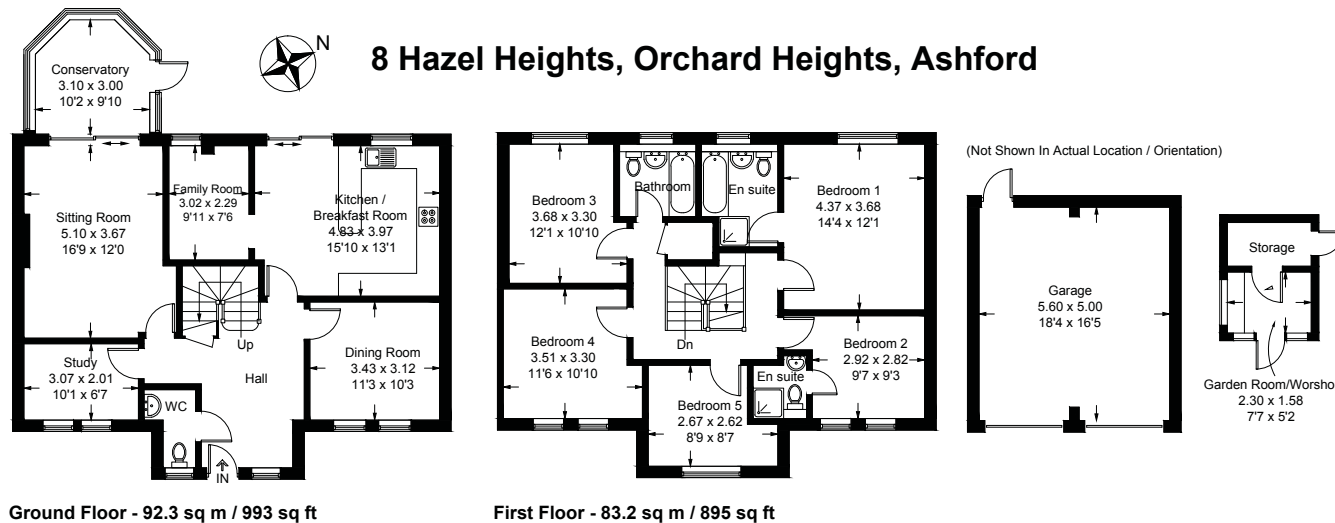
Built in 2005 and having been owned from new by our current owner yet now much improved and fastidiously cared for. Immaculately presented and decorated with light, warm, blending natural colours. An impressive layout with good sized reception hall, turning staircase and galleried landing. The ground floor accommodation that adequately complements the 5 bedrooms includes separate sitting room, dining room, study, family room, kitchen/ breakfast room, conservatory and downstairs WC. There are 2 en-suites along with family bathroom. The master bedroom being particularly well appointed with panelled bath and separate tiled shower cubicle. Some rooms have recently benefited from replacement good quality carpets and floor covering. All the rooms are considered to be well proportioned.

Gardens

Truly detached – it is possible to walk around the outside of this home secluded within its own grounds. A great deal of attention has been paid to the garden with many established trees and shrubs now flourishing and helping to enhance the secluded nature and appeal of this property. There are numerous outside power points, exterior lighting, both ornamental and courtesy along with a stone water feature and hard landscaping complementing the softer nature of this flourishing garden. To the front there is a privately owned driveway giving access to a detached double garage with power and light, behind which there is a bespoke insulated garden room/workshop built by Cranes.

Energy Performance Certificate





Approximate Gross Internal Area = 175.5 sq m / 1888 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Garden Room & Shed = 6.4 sq m / 69 sq ft
 Total = 210.0 sq m / 2259 sq ft

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. (ID274157)



Directions

Southbound on the M20 come off at Junction 9. Take the third exit Fougere Way, a short stretch of dual carriageway leading to the John Lewis/Drovers roundabout. Move into the right hand lane getting ready to take the fourth exit signposted A20 Lenham. Continue on this short stretch of dual carriageway through the first set of traffic lights to the first roundabout turning left into Orchard

Heights and at the next roundabout take the second exit right turn. Continue straight on to the next roundabout taking the third exit right turn. Follow the road round continuing up into Hazel Heights. At the brow of the hill bearing round to the left where there are signs indicating private drive, continue through to the end bearing round to the left where the property will be found, hidden from view.

Services

All mains services connected

Viewing

Strictly by appointment with the agents
 (Ref: A1309).

Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including an International Station with Eurostar trains to Europe and 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns.

Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



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 Ashford TN24 0HB
 01233 506222

Tenterden Office

9 The Fairings
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Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses within the Ashford area since the great storm of 1987. With over 25 years of experience, I can offer you all you the expertise you need.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

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Whatever stage you are at, feel free to give me a call. I would be happy to help.



Bill Dane

Head of Hobbs Parker
Ashford Homes