



## 61 Lancaster Close Hamstreet, Ashford, Kent TN26 2JG

A superior executive 5 bedroom detached house with stylish interior, good size landscaped gardens and double garage with off road parking. Located on a corner plot overlooking the green and within walking distance to the village train station and shops.

Guide £650,000

**NO ONWARD CHAIN**



### Accommodation

- Kitchen /breakfast/family room • Dining room
- Sitting room • Utility/boot room • Cloakroom
- 5 double bedrooms • 2 ensuite shower rooms
- Family bathroom • Dressing room in master bedroom

### Outside

- Off road parking • Double garage • Landscaped front and rear gardens • Patio • Hot tub • Shed

### Travel

- Hamstreet Train Station (links to Ashford International within a few minutes) - 0.2 miles
- Ashford (International Station) – 6.4 miles
- Tenterden – 8 miles





## 61 Lancaster Close

61 Lancaster Close is a 3 year old Blenheim design executive family home built by the award winning Redrow Homes. The property is built in a traditional style from the outside and benefiting from a modern contemporary design inside with space for families in mind. The vendor has added to the luxurious interior by upgrading considerable fixtures and fittings throughout and decorating with stylish wallpaper/accent walls.

On the ground floor, the curved entrance porch takes you through to the spacious entrance hallway with stairs to the first floor, cloakroom, separate dining room/study and good size sitting room with feature fireplace and electric fire. A door takes you into the superb kitchen/breakfast/family room with bi-fold doors opening onto the garden patio. The kitchen has been well designed with plenty of wall and base units including curved units, induction hob and hood, granite work surfaces, integrated appliances, wine rack, and sink unit. Just off the kitchen is a separate utility room with more storage cupboards, space for washing machine and tumble dryer, granite work surfaces (matching the kitchen) and door to rear garden. On the first floor are 5 double bedrooms. The master suite has a walk through dressing room with sliding doors either side and then a door into the luxurious ensuite shower room with walk in shower, double sink units and w/c. Bedroom 2 also benefits from an ensuite shower room and there is a separate family bathroom with bath, shower cubicle, w/c and wash basin. The landing area is very spacious and could double up as a further study area.

### Outside:

The property sits in a prominent corner location overlooking the developments' green area with small childrens' play park. The house has a pretty white picket fence around the front, a smart clipped hedge and path leading around the front of the house and to the side access gates. The detached double garage sits behind the property at the back of the rear garden and provides off road parking for 2 cars immediately outside the garages. The rear garden is south facing and has been beautifully landscaped to

provide easy maintenance. There is a large patio area and down one side is a hot tub which is secluded and private. To the other side of the property is a wooden storage shed. There are lights set into the small retaining wall and a step up to the lawned area with path leading to a paved rotunda providing a further seating area. The garden enjoys a good degree of seclusion and is incredibly quiet for a property on a development. There are new shrubs and trees together with fencing and brick wall borders.

### Location

Hamstreet village is located 6 miles south of Ashford on the A2070, the main road between Ashford and Hastings. The majority of the village is in the parish of Orlestone, named after a much older hamlet located 1 mile north of Hamstreet on the ridge of hills; however, part of the village falls within the parish of Warehorne, giving a total population of about 1,800. One of the pubs close (the Woolpack Inn) has been renovated by the owners of the Globe Inn in Rye. Hamstreet is home to the famed local author and politician Chris Grayling.

Years ago, Hamstreet was just a hamlet known as 'Ham' based around the village centre which contains many buildings in the traditional Kentish weatherboard style. The village expanded rapidly during the 20th century and had its moment of fame in 1991, when maps of Hamstreet at various stages in history were used on a series of postage stamps to mark 200 years of the Ordnance Survey – this chance arose because the Hamstreet area was the first to be mapped in this way. An episode of BBC TV's Countryfile was also devoted to the occasion.

There are still a number of shops and places to eat and drink in the village, as well as a school, doctor's surgery, dental clinic and sports facilities.

Two large areas of public woodland surround the village, namely Ham Street Woods and Orlestone Forest, Sites of Special Scientific Interest (SSSIs). The Royal Military Canal, the UK's third longest defensive structure, passes by 1/2 mile to the south. Three long distance footpaths also run through the parish.

### 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.

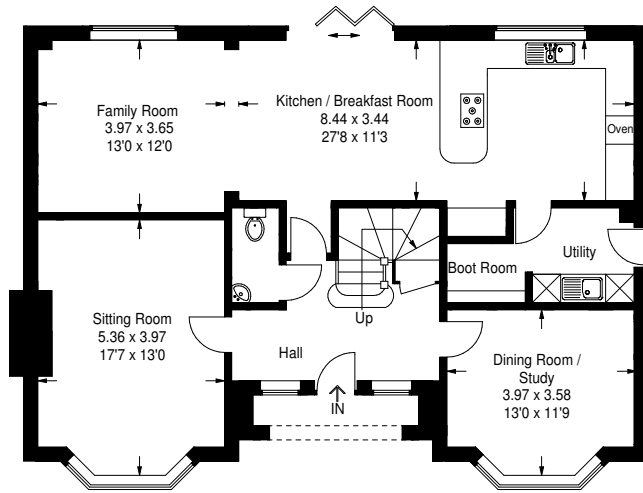
It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

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.

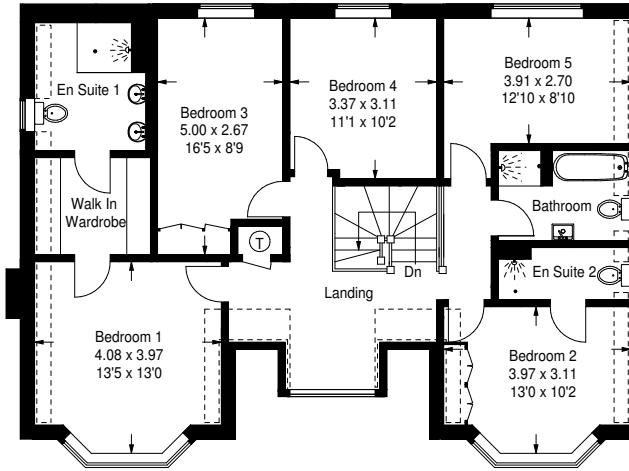
## 61 Lancaster Close, Hamstreet

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. (ID473780)



**Ground Floor**  
105.1 sq m / 1131 sq ft

- Reduced headroom  
below 1.5 m / 5'0"



**First Floor**  
104.7 sq m / 1127 sq ft

Approximate Gross Internal Area  
209.8 sq m / 2258 sq ft

### Directions

From Junction 10 of the M20 Motorway, take Hythe Rd/A20 to Bad Munstereifel Road/A2070. Follow Bad Munstereifel Road/A2070 to Ashford Road. Take the exit for B2067 from A2070 Follow Ashford Road to Hamstreet. As you enter the village, you turn left into Lancaster Close, just past the train station. Continue into Lancaster Close and the property will be found on your left opposite the green.

### Services:

Mains electricity, water, gas (calor) and drainage.

### Viewing:

Strictly by appointment with the agents. Please call our Ashford office on 01233 506260.

(Reference V2138)



### Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



# Hamstreet

LOCAL VILLAGE PROPERTY

Hamstreet lies about 6 miles from Ashford and boasts an extremely strong community spirit. There are many clubs and societies based within the village which is well known for its charitable ethos.

In the centre of the village is a pub, garage, Indian restaurant, beauty salon, dog grooming parlour, general store, post office, newsagents, hairdressers and dance studio. The village has its

own railway station (the Ashford to Hastings line) providing quick access to Ashford from where there is a fast speed link to St Pancras (37 minutes). The local primary school has a well attended pre-school department.

Bourne Wood Nature Reserve on the village outskirts is popular with walkers, runners and hikers.



**HOBBS • PARKER**  
The Villages



**Ashford Office**  
Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506260

**Tenterden Office**  
9 The Fairings  
Oaks Road  
Tenterden TN30 6QX  
01580 766766

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Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist you with your plans – I would be pleased to help.

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**Sarah Holgate**

Hobbs Parker The Villages