



1 Goldwell House Roman Road, Aldington, Ashford, Kent. TN25 7EE

Guide Price **£450,000**



- Four Bedroom
- Semi-Detached
- Various Outbuildings
- Rear garden with feature pond
- Countryside Views

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the popular village of Aldington and in close proximity of the local primary school, shops and public house. Aldington is within a short drive of the market town of Ashford with access to high-speed rail services from Ashford International taking less than 40 minutes to London St Pancras. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Iceland, Aldi and Sainsburys stores. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities as does Hythes unspoilt seafront promenade. Secondary schooling is available in Ashford and Saltwood. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. Canterbury City centre is also only a 30-minute car ride away and offers cultural facilities including the Cathedral and the Marlowe Theatre.

A four bedroom semi-detached family residence in the village of Aldington enjoying beautiful views of the surrounding countryside. The property comprises of entrance hall, shower room, living room, kitchen, dining room, conservatory & utility room to the ground floor with four bedrooms and a modern family bathroom to the first floor. The property enjoys a well-tended rear garden with various outbuildings including a garage, workshop & aviary. With the added benefit of no onward chain an early viewing is highly recommended. AGENTS NOTE: The properties is serviced by oil fired central heating with Calor gas tank for the hob in the kitchen.

GROUND FLOOR -ENTRANCE PORCH

with tiled flooring, UPVC double glazing to all aspects, stained glass door leading into

HALLWAY

with wood effect laminate flooring, two radiators, understairs storage cupboard

SHOWER ROOM

with vinyl flooring, WC incorporated in white storage cupboard with laminate worktop over and hand basin to side, shower cubicle, radiator, UPVC double glazed frosted window

LIVING ROOM (14' 4" x 12' 6") or (4.37m x 3.80m)

with UPVC double glazed bay window overlooking front, feature coal effect fireplace with tiled hearth & brick surround, two radiators

KITCHEN (13' 1" x 8' 0") or (3.99m x 2.44m)

with tile effect vinyl flooring, a mixture of high and low level kitchen cabinets, laminate worktops, localised tiling, 5 ring gas hob with extractor fan over, integrated fan assisted electric oven, integrated Bosch dishwasher, one and half bowl stainless steel sink, uPVC double glazed window with views over countryside, opening leading into

DINING ROOM (12' 0" x 8' 0") or (3.67m x 2.44m)

with wood effect vinyl flooring, radiator, fireplace with tiled hearth & brick surround, built in storage unit with cupboard under and shelving over, glazed door leading to

CONSERVATORY (12' 2" x 8' 10") or (3.71m x 2.68m)

with wood effect laminate flooring, radiator, UPVC double glazed window overlooking rear garden, ceiling fan

UTILITY ROOM

with tiled floor, space & plumbing for washing machine, uPVC double glazed window

STORAGE CUPBOARD

with tiled floor, stainless steel drainer sink unit with mixer tap over, water softener

FIRST FLOOR -LANDING with UPVC double glazed windows with views over countryside, loft hatch

BEDROOM (14' 6" x 9' 10") or (4.42m x 2.99m)

with UPVC double glazed window overlooking front, radiator, built in cupboard, built in wardrobe with hanging rails and cupboards over

BEDROOM (9' 1" x 10' 11") or (2.76m x 3.34m)

with radiator, uPVC double glazed window with views over rear to countryside, built in shelving, airing cupboard housing hot water cylinder

BEDROOM (7' 9" x 9' 9") or (2.35m x 2.96m)

with radiator, UPVC double glazed window overlooking front

BEDROOM/STUDY

with wood effect laminate flooring, built in office furniture, radiator, uPVC double glazed window overlooking rear with views over countryside

NEWLY FITTED BATHROOM

with modern vinyl flooring, WC incorporated into white modern gloss storage cabinet with hand basin to side with large mirror with LED lighting behind, panelled white bath with shower screen and rainfall power shower over, stainless steel towel radiator, UPVC double glazed frosted window

OUTSIDE

To the front the property enjoys a garden mainly laid to lawn with a selection of mature planting with path leading up the front door. To the rear the property enjoys a brick block area leading off from the conservatory with feature pond with the rest being mainly laid to lawn with path leading to access to the rear of the garden. The property has the added benefit of various outbuildings including a large workshop, aviary & garage as well as parking to the rear with access via a private road to the side.

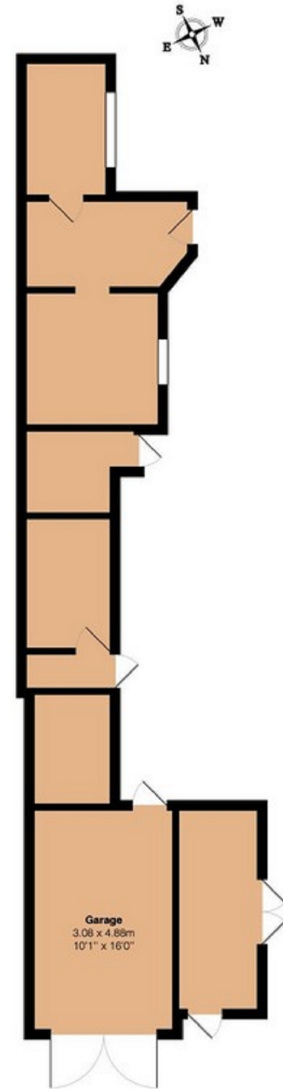




Ground Floor
Area: 67.9 m² ... 731 ft²



First Floor
Area: 50.0 m² ... 538 ft²



Outbuildings
Area: 60.4 m² ... 651 ft²

Area: 178.4 m² ... 1920 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Sandersons UK 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.