



Tudor Cottage Calleywell Lane, Aldington, Ashford, Kent. TN25 7DU
Offers In Excess Of £1,250,000



- Detached village residence
- Five bedrooms
- Open barn double garaging
- Extensive gardens extending to approx. 1.4 acres
- Annexe

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 town of Ashford offers a good selection of shopping facilities and amenities, together with secondary schooling including grammar school, Ashford also boasts the MacArthur Glenn outlet and a sports centre, together with a multiplex cinema. Folkestone town centre is just a fifteen minutes drive away and offers a good selection of shopping facilities and amenities with the famous Leas offering pleasant walks and the Leas Cliff Hall which attracts regular shows and acts. Folkestone Sports Centre offers a wide selection of facilities together with a dry ski slope. Sandgate offers an eclectic choice of antique shops, curio shops, cafe bars and pubs, the unspoilt promenade offers superb walks in to Hythe and along the coast to Folkestone harbour. The 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. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. A well presented and renovated detached village residence set in good sized gardens. Improvements carried out by the present owners include: new leaded light double glazed windows, new pressurized oil fired central heating and hot water system, the installation of a bespoke fitted kitchen, the installation of engineered oak and maple flooring, the installation of new sanitary fittings throughout, LED lighting throughout, being well presented and considered to be a credit to the present owners. The gardens are also considered to be a major feature of the property, offering a host of established shrubs, plants and trees, there is also a vegetable/ soft fruit garden. Further grassed garden/extending to approx. 1/2 acre, perfect space for; home sports centre, tennis court, swimming pool (This being the area considered to have potential for a building plot, subject to relevant consents being obtained). The present owners have also added the addition of a double open barn style garage and studio which comprises two rooms and ideal for a home office.

ENTRANCE LOBBY with leaded light windows to sides and quarry tiled floor

RECEPTION HALL with oak front door, double aspect double glazed leaded light windows, galleried staircase to first floor, engineered oak floor, radiator, built in cupboard under stairs, beamed ceiling, three wall light points

SPACIOUS CLOAKROOM with contemporary white suite with low level WC and wall hung wash hand basin with mixer tap and marble shelf above with recessed large mirror and inset lighting over, beamed ceiling, radiator, engineered oak floor

SNUG double glazed leaded light windows with views over garden to open fields, range of built in shelving and recessed TV shelf, beamed ceiling, engineered oak flooring, radiator, two wall light points

OPEN PLAN LIVING ROOM comprising

SITTING AREA with range of built in shelving and space for TV, three double glazed leaded light windows with outlook over garden, leaded light double glazed patio doors to garden and feature contemporary log burning stove with space to side for log storage, engineered oak flooring

DINING AREA three radiators, engineered oak flooring, four wall light points, radiator, two wall light points, painted beams to ceiling and double glazed leaded light French doors to garden, opening to

FITTED KITCHEN Inset one and a half bowl porcelain sink unit with mixer tap over and primrose cream bespoke solid wood cabinet under and range of matching high and low level units, solid wood tops, integrated stainless steel Bosch double oven with stainless steel Bosch hob over with four rings and wok burner, extraction and light over, plumbing for dishwasher, space for American fridge freezer, engineered oak flooring, two radiators, double glazed leaded light window to garden and double leaded light double glazed French doors to patio area and garden, breakfast bar with heavy checkerboard feature top and shallow cupboards to side and deep cupboard under, opening to

FURTHER KITCHEN AREA with matching cabinets and solid wood tops, radiator, double glazed leaded light windows to front and rear gardens and part double glazed leaded light door opening to garden with cat flap, engineered oak flooring

UTILITY ROOM with range of shelving and work surface, insets and plumbing for washing machine and tumble drier, inset ceiling lighting, leaded light double glazed window to front, radiator, deep airing cupboard with pressurized hot water cylinder, modern oil fired boiler for central heating and domestic hot water, heating programmer and hanging rails, concealed consumer unit and meter and cupboard giving access to roof area

FIRST FLOOR

GALLERIED LANDING with balustrade, feature glass tiled panel giving additional light to hallway, hatch with drop down loft ladder to roof space

MASTER SUITE comprising

BEDROOM with engineered oak flooring, radiator, four wall light points, ceiling fan, double aspect double glazed leaded light windows with outlook over garden and fields, opening to

WALK IN WARDROBE with range of hanging rails and shelving with further storage over and large full length mirror, engineered oak flooring, shoe storage shelving, glazed door opening to





EN-SUITE with large shower cubicle with rain head and shower attachment, feature porcelain bowl with mixer tap set in marble base with matching splash back and cupboards under, large mirror over with LED lighting around and shaver point, engineered oak flooring, chrome heated towel rail, radiator, double aspect double glazed leaded light windows with outlook over gardens and fields, low level WC, deep shelved storage cupboard and further built in shelved storage cupboard with further shelving over, inset spotlights

BEDROOM built in wardrobe cupboards with hanging and shelving and having sliding doors with shelving to one side, engineered oak flooring, further built in wardrobe cupboard, radiator and leaded light double glazed window to front with views over garden to fields

BEDROOM leaded light double glazed window with outlook to rear gardens, engineered oak flooring, built in wardrobe cupboard with storage over, built in shelving to alcove, further built in shelving to chimney breast, radiator

BEDROOM two double glazed leaded light windows with outlook over rear garden, radiator, engineered oak flooring, built in desk unit and range of built in shelving, feature glass brick panel

BEDROOM leaded light double glazed window with outlook over front garden to fields, engineered oak flooring, built in shelved cupboard

FAMILY BATHROOM with deep free standing bath and central feature mixer tap, double shower cubicle with rain shower and shower attachment, porcelain bowl set on marble surface with matching splash back with mirror over and LED lighting around, low level WC, two radiators, heated chrome towel rail, three double glazed leaded light windows with outlook over garden, inset spotlights, engineered maple wood flooring

OUTSIDE The gardens are considered to be a major feature of the property, there being a sizable paved patio/sun terrace to the rear with trellis to the side with a selection of climbing plants and roses, outside stainless steel lights and shrub beds and feature wisteria to the rear of the property, extensive lawned area with range of trees including; fir tree, silver birch and beech trees. Painted timber summer house with leaded light windows and leaded light French doors. Timber shed currently used for storage of tractor mower and having double doors, raised herb bed/vegetable bed, outside tap, screened oil tank and gas bottle area.

Grassed garden/extending to approx. 0.5 acres, perfect space for; home sports centre, tennis court, swimming pool

Side garden with flower/shrub beds, apple tree and further established trees, vegetable/soft fruit garden enclosed by privet hedging and brick block pathways, rose arch leading to front garden with extensive lawned area, two feature flowering cherry trees, well stocked flower/shrub beds and feature pond, crazy paved pathway to road, small paved seating area. Driveway and parking area, open barn double garaging with eaves storage and electric car charging point and power points

ANNEXE having oak stable door with bullseye window in upper section and cat flap below, engineered oak flooring, twin triple glazed leaded light windows, part glazed door leading to

STUDIO ROOM with engineered oak flooring, triple glazed leaded light windows with outlook over garden, inset lighting and double glazed leaded light French doors to garden

AGENTS NOTE We believe that there is potential for a building plot subject to the relevant consents being obtained

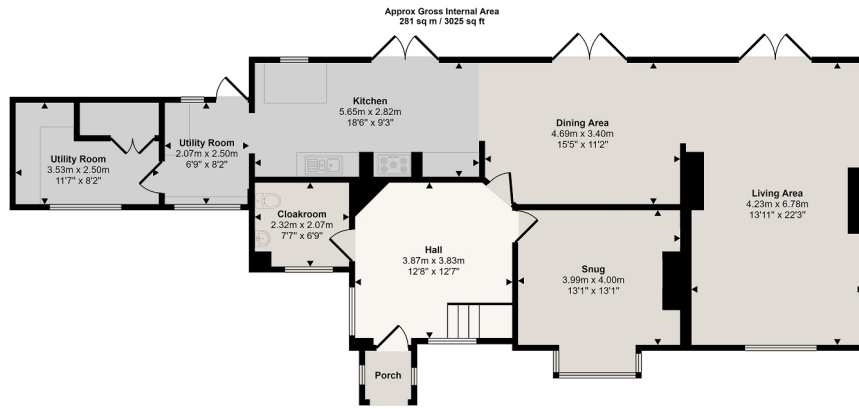
Tenure - Freehold Council tax - Band F

Local Authority - Ashford Borough Council

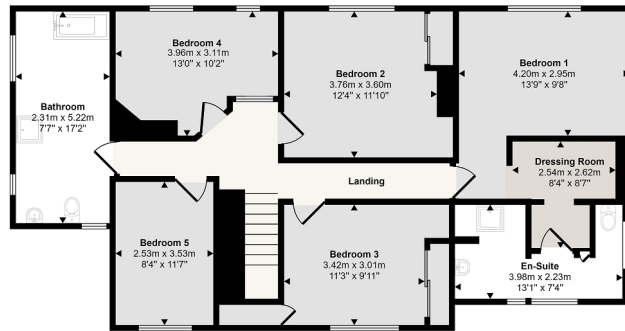




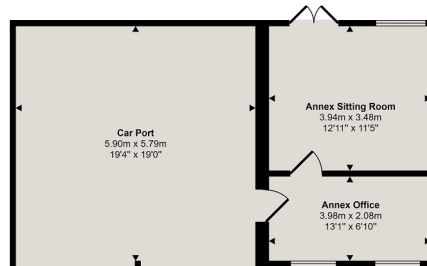




Ground Floor
Approx 115 sq m / 1240 sq ft



First Floor
Approx 107 sq m / 1154 sq ft



Car Port
Approx 59 sq m / 631 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(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.