



Salterfen Canterbury Road, Bilting, Ashford, TN25 4HE

Price £595,000

GOULD  
HARRISON

Set in a fantastic plot of around 1/3 of an acre is this wonderful detached home.

Planning permission has been granted for further enhancement with details on Ashford Borough Council Website ref: PA/2025/1747

This well appointed property offers an entrance hall, sitting room with solid fuel burning stove, dining room, office, kitchen, utility room, cloakroom, four bedrooms and contemporary shower room/WC.

A balcony to the rear looks out on to the impressive garden which hosts a large outbuilding with plumbing and heating whilst to the front you will enjoy far reaching views and find a driveway providing off road parking, along with EV Charging and attached garage.



#### Entrance Porch

Door and double glazed window to front, door to:

#### Hallway

Double glazed window to front, stairs to first floor, storage cupboard, radiator, doors to:

#### Downstairs Cloakroom

Low level WC, wash hand basin.

#### Sitting Room 18'9 x 10'9 (5.72m x 3.28m)

Double glazed window to front, door to office, solid fuel burner, two radiators.

#### Office 10'3 x 8'9 (3.12m x 2.67m )

Double glazed doors opening onto garden, double glazed windows to side and rear.

#### Dining Room 13'7 x 11'7 (4.14m x 3.53m)

Double glazed window to side, understairs cupboard and further built in storage cupboard, radiator, opening onto:

#### Kitchen 11'10 x 11 (3.61m x 3.35m)

Double glazed window to side, door to rear, range of matching wall, base and drawer units, ceramic sink set in a wooden work top, integral dish washer, space for range cooker with extractor hood over, space for fridge freezer, wine rack, tiled splash backs, door to:

#### Utility Room

Doors to both sides leading onto the garden, window to rear, space and plumbing for washing machine

#### Landing

Doors to:

#### Bedroom One 11'11 x 11'1 (3.63m x 3.38m)

Double glazed window to rear, double glazed door opening onto balcony with views over rear garden, radiator

#### Bedroom Two 13'11 at max x 11'3 (4.24m at max x 3.43m)

Double glazed window to front with field views, radiator

#### Bedroom Three 12 x 8 (3.66m x 2.44m)

Double glazed window to front with field views, radiator

#### Bedroom Four 11 at max 7'4 (3.35m at max 2.24m)

Double glazed window to rear, built in cupboard, radiator

#### Shower Room/WC

Double glazed window to side, walk in shower, low level w/c, wash hand basin with cupboard under, tiled walls, radiator

#### Outside

##### Rear Garden

Patio with steps leading to large lawned garden, patio area with pergola, wooden outbuilding, three further sheds, greenhouse, door to garage, gate to front

##### Front Garden

Tiered front garden with lawn and steps leading to off road parking, separate driveway leading to garage gates to front

##### Outbuilding 22'5 x 10'5 (6.83m x 3.18m)

Double doors opening onto garden, windows to side, separated into three sections with low level w/c.

##### Garage

Double glazed door and window to rear, up and over door to front

##### Tenure

Freehold

##### Services

Solar Panels Installed providing reduced energy bills.  
Drainage - Cesspit  
Mains Gas, water and electricity.

##### Council Tax

Ashford Borough Council Tax Band: E

