



Still Waters, 13 Teasel View, Conningbrook Lakes, Ashford, TN24 9FS

**Offers In Excess Of £600,000**

**GOULD  
HARRISON**



A fabulous detached family home with stunning, uninterrupted views over Conningbrook lakes.

The spacious accommodation of around 1754sqft comprises an inviting entrance hall, 26ft kitchen/dining room, sitting room, large family room/study and cloakroom. To the upper floor you will find five generously proportioned bedrooms, two en suite and a family bathroom. The rear garden enjoys a sunny aspect whilst a balcony to the front offers a space to sit and enjoy the far reaching views.

NO ONWARD CHAIN.



**Location**

Teasel View sits on the edge of Conningbrook Lakes around two miles to the north east of Ashford town centre. These lakes are encompassed by wet woodland, ponds, reedbeds and grasslands. Kent Wildlife Trust are managing over half of the site on behalf of Ashford Borough Council (ABC). The reserve is rich in birdlife on and around the lakes. Take a frosty morning walk in the winter months to see the migratory wildfowl and wetland birds, including species such as shoveller, wigeon, tufted duck and Gadwall. In the spring, catch the migrating warbler species and breeding birds around the lake edges, and hear the skylarks singing in the skies over the summer. (Source Kent Wildlife Trust)

The position offers excellent access to local schools, shops and transport links with Ashford town centre, International Train station and popular Designer Outlet only a short drive.

**Composite Casement Door**  
Through to:

**Hallway**

Staircase to first floor, under stairs cupboard with lighting, radiator, doors through to:

**Open Plan Kitchen/Dining Room 11'8" across x 26'8" (3.58m across x 8.15m )**

A generous range of fitted units with a contemporary high gloss finish to the cupboards and drawers, quartz worktops, five ring stainless steel gas hob with extractor hood and lighting above, eye level AEG electric oven and grill, integrated fridge/freezer, dishwasher, washing machine, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, wall mounted Ideal Logik gas boiler, breakfast bar, tiled flooring, radiator, double glazed French doors opening to the rear, downlighters, French doors opening through to:

**Sitting Room 19'3" x 15'8" (5.87m x 4.80m)**

Double glazed French doors to rear, windows to side, TV aerial and telephone points, under stairs cupboard with lighting.

**Downstairs Cloakroom**

Low level WC, tiled floor covering, pedestal hand basin with chrome mixer tap, chrome heated towel rail, localised tiling, downlighters, extractor fan.

**Family Room/Study 10'6 x 8'0 (3.20m x 2.44m)**

Double glazed window to front, radiator.

**First Floor:**

**Landing**

Loft access, radiator, airing cupboard, doors to:

**Bedroom One 12'2 x 11'10 (3.71m x 3.61m)**

Double glazed casement door and windows opening onto the Balcony, radiator, TV aerial and telephone points, built in wardrobes with part mirror fronted sliding doors.

**Luxury En Suite Bathroom**

Four piece bathroom suite comprising roll top bath, wash basin, low level WC, chrome heated towel rail, walk in shower cubicle housing mains shower.

**Bedroom Two 11'11 x 12'3 (3.63m x 3.73m)**

Double glazed window to front, radiator, TV aerial point.

**En Suite Shower Room**

Three piece suite comprising walk in shower cubicle with sliding glazed screen and mains shower, tiled wall finish, low level WC, pedestal hand basin with chrome mixer tap, chrome heated towel rail, frosted double glazed window to side, extractor fan, electric shaver point.

**Bedroom Three 9'9 x 11'10 (2.97m x 3.61m)**

Double glazed window to rear, radiator, TV aerial point.

**Bedroom Four 11'3" x 6'11" (3.43m x 2.11m )**

Double glazed window to rear, radiator, TV aerial point.

**Bedroom Five 9'10 x 7'8 (3.00m x 2.34m)**

Double glazed window to rear, radiator, TV aerial point.

**Family Bathroom/WC**

Frosted double glazed window to side, low level WC, wash basin with chrome mixer tap, panelled bath with mixer tap and mains shower over, chrome heated towel rail, tiled wall finish, extractor fan and downlighters.

**Rear Garden**

Enjoys a southerly aspect with part panel enclosed fencing and walled surround, attractive established borders, covered seating area, outside cold water tap and lighting, power points, side gated access.

**Car Port & Driveway**

Single carport providing a cover parking area with lock up store and driveway.

**Tenure**

Freehold.

**Services**

All mains services connected.

**Council Tax**

Ashford Borough Council Tax Band: F.

