



**The Old Dairy, Little Surrenden, Ashford Road**  
**£725,000**



# The Old Dairy, Little Surrenden

, Ashford

The quaint Little Surrenden development comprises a mix of 3 and 4 bedroom detached and semi-detached properties, all built to an exceptionally high standard by local developers Kennett Brothers, featuring eco-friendly Air Source Heat Pumps, Solar Panels and beautiful interiors.

Tenure: Freehold

- Three/four bedroom detached home
- One ground floor bedroom with en-suite shower room
- Stunning kitchens with integrated Bosch appliances
- 10-year Buildzone Warranty
- Air Source Heat Pump
- Landscaped garden including Indian Sandstone patio's and pathways
- Block-paved driveway parking for three cars
- Build complete Nov' 2023





### **Accommodation (See floorplan for room sizes)**

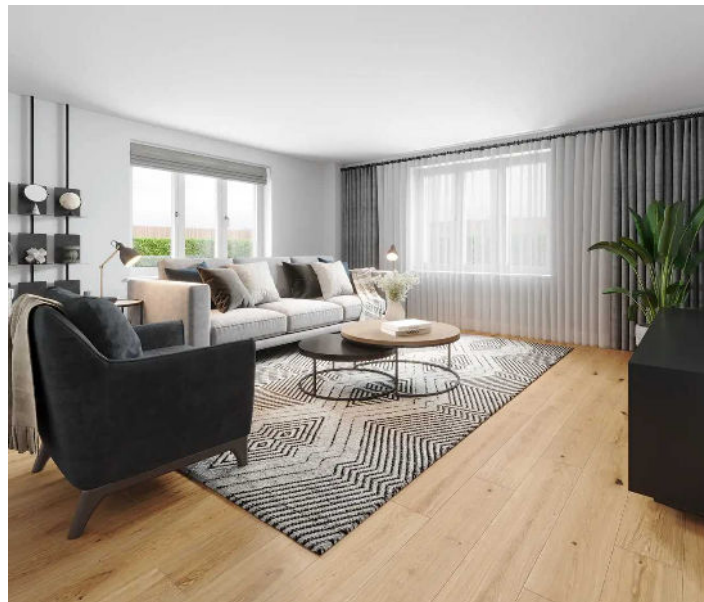
Each of the properties at Little Surrenden have been designed with longevity in mind, with each home featuring a downstairs bedroom and bathroom. The modern interiors match with modern day living, including open-plan spaces, en-suites and kitchens featuring integrated appliances. The accommodation spans two floors with an entrance hallway, open-plan kitchen/dining/living room, two bedrooms bedroom, one en-suite, and the family bathroom to the ground floor. The upstairs features a further two spacious bedrooms, both featuring their own en-suite. The internal accommodation extends to a generous 1755sqft. The location, set back from the road and enjoying countryside views, is sure to appeal. There are views across farmland to the front and rear and the village itself is only 1.5 miles distant, accessible by foot.

### **Ground Floor**

The ground floor comprises a spacious entrance hallway featuring a useful storage cupboard for keeping coats and shoes and leads to each of the ground floor rooms. The main living space is open-plan, with a well-designed kitchen including a large island. The kitchen features Bosch integrated appliances (fridge/freezer, dishwasher, washing machine, oven & induction hob) and also overlooks the garden to the rear. The living space is to the front of the house and generously sized. There are two bedrooms on the ground floor, with the main bedroom enjoying its own en-suite. Stairs lead from the main living space to the first floor.

### **First Floor**

Upstairs are another two bedrooms, both generous in their proportions. Each of the bedrooms on the first floor feature an en-suite. To one side of the house the bedroom, dressing area and en-suite occupy the length of the house, whilst the second bedroom not only enjoys an en-suite but a large store area too. Each of the bedrooms enjoy stunning views across farmland to the front and rear. The construction of the homes included a warm roof system, which allows for greater headroom on the first floor. Much like the bedrooms, the landing also enjoys a lovely view across the farmland and there is space here to create a cosy reading nook.





**REAR GARDEN**

**ON DRIVE**

3 Parking Spaces









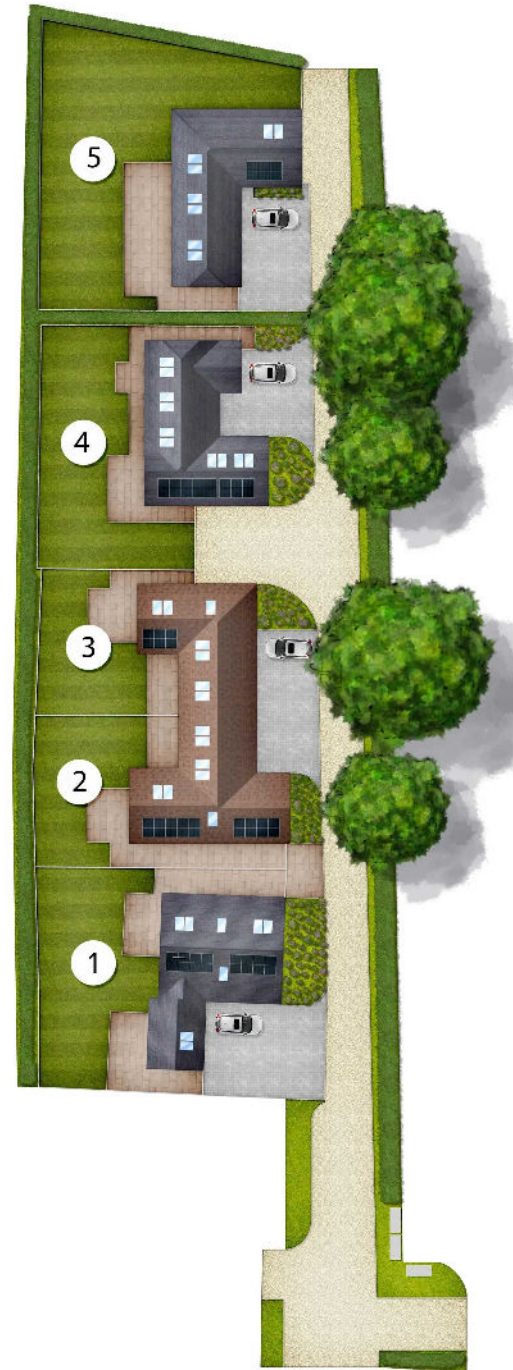








Total area: approx. 165.4 sq. metres (1780.7 sq. feet)  
Plans are for layout purposes only and are not drawn to scale with any doors, windows and other internal features merely intended as a guide.  
Plan produced using iMetip.





### Ground Floor

Approx. 93.6 sq. metres (1008.0 sq. feet)



### First Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



Total area: approx. 165.4 sq. metres (1780.7 sq. feet)

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Plan produced using PlanUp.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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