



Hengistbury Steeds Lane, Kingsnorth

Ashford

Offers in Region of £675,000



Nestled in Kingsnorth, 'Hengistbury' is a mostly finished 4-bed detached house on a .25-acre plot with countryside views. Offers a flexible layout, potential for personalisation, landscaped gardens, and extensive outdoor entertainment spaces. Driveway parking, garage/workshop included. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Occupying .25 acre plot
- 4 Bedrooms with Proposed 27ft Master Suite
- Lovely Semi-Rural Location
- 31ft Garage with driveway for approx. 5 vehicles
- Amazing entertaining space with hot tub and bar
- Gardens to 3 sides of property with lofted cart barn storage
- Backing onto farmland
- Partially finished build project for completion
- Ground floor bathroom
- En suite bathroom to bedroom 2

**Porch**

Porch with door leading into hallway.

**Hallway****Study Area**

10' 6" x 9' 11" (3.20m x 3.02m)

With stairs to first floor and window to rear.

**Lounge**

14' 2" x 12' 5" (4.32m x 3.78m)

Double aspect with window to front and side.

**Bedroom**

12' 6" x 10' 10" (3.81m x 3.30m)

With window to front.

**Family Bathroom**

White suite comprising low level wc, wash hand basin in vanity surround, with mixer tap, obscured window to rear and tiled walls.

**Kitchen**

13' 6" x 10' 6" (4.11m x 3.20m)

Range of cupboards and drawers beneath work surfaces with wall mounted units, sink with mixer tap and drainer, eye level double oven, space and plumbing for washing machine, induction hob. Window to side and open plan leading to dining room.

**Dining Room**

21' 1" x 7' 8" (6.43m x 2.34m)

Triple aspect with windows to side and rear, door leading to garden.

**Landing**

With doors leading to three bedrooms.

**Proposed Master Suite**

27' 9" x 13' 5" (8.46m x 4.09m)

Double aspect with windows to front and rear, proposed master-bedroom suite with possibility for installation of en-suite.

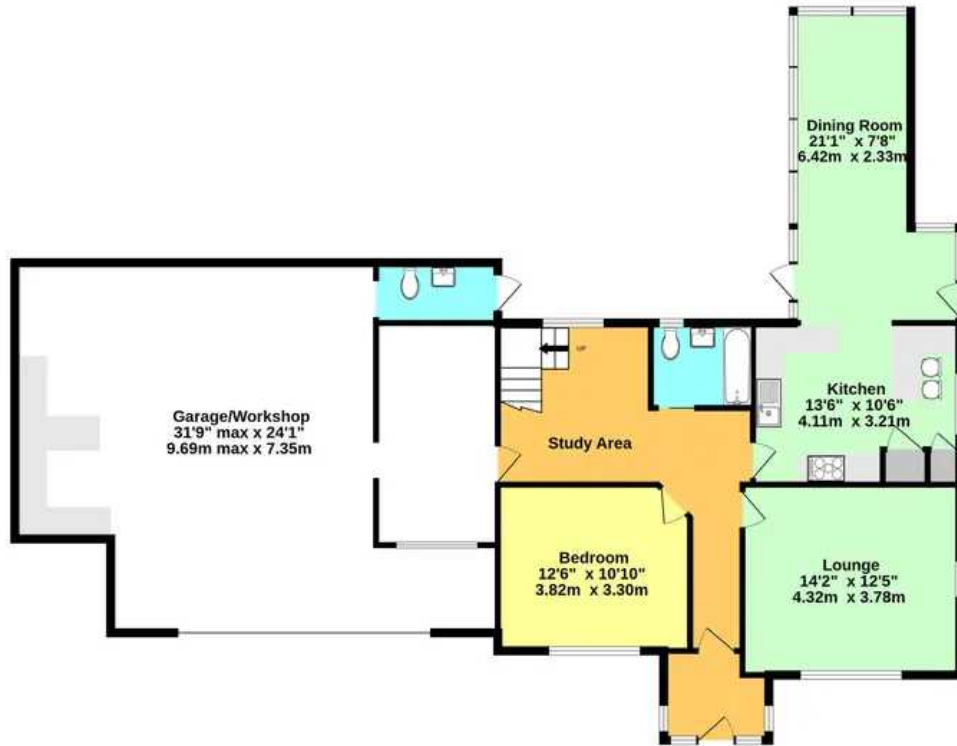




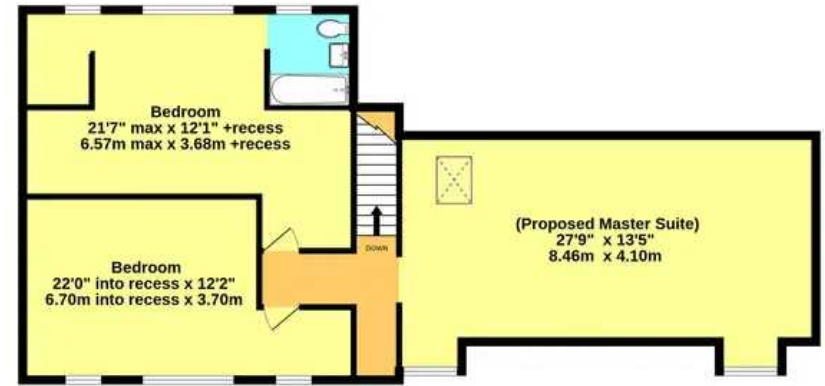




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## FRONT GARDEN

Access via 5 bar gate with side pedestrian gate, mostly laid to lawn with mature hedge borders and tarmac drive providing ample parking and additional 5 bar gate leading to side garden.

## GARDEN

Large expanse of lawned area with lofted cart barn style storage.

## GARDEN

Mostly laid to lawn with patio area and access to covered gazebo entertaining area with built in bar, hot tub and artificial lawn flooring.

## DRIVEWAY

5 Parking Spaces

Tarmac driveway providing parking for up to 5 vehicles.

## DOUBLE GARAGE

2 Parking Spaces

31 foot garage/workshop with internal storage room, cloakroom to rear, personal door to inner hallway of property and double doors.





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