



Badgers Oak Canterbury Road, Bilting

Offers in Region of £625,000

Badgers Oak Canterbury Road

Bilting, Ashford

Exquisite 4-bed chalet bungalow on half-acre plot between Ashford & Canterbury. Recently renovated to highest standard, boasting stunning views. 4 reception rooms, possibility of annexe, ample parking for 15 vehicles. Beautiful landscaped gardens with patio area, two sheds. Tranquil retreat with excellent connectivity. A lifestyle statement in comfort and luxury.
Council Tax band: E

Tenure: Freehold

- Recently Renovated to a High Standard
- Occupying a half acre plot
- Stunning Views
- Ample Parking for upto 15 Vehicles
- Located between Ashford & Canterbury with access to surrounding villages
- 4 Bedroom Detached Chalet Bungalow
- 4 Receptions including Study & Music Room
- Possible Annex Accommodation
- Large Rear Garden with Timber Sheds & 2 Garden Rooms
- Short drive to village train stations



Hallway

UPVc glazed door to entrance porch with further door through to entrance hallway with ceramic tiled flooring leading through to Sitting Room, Kitchen/Breakfast Room and 2 Bedrooms, storage cupboard and stairs to first floor.

Sitting Room

15' 4" x 11' 5" (4.67m x 3.48m)

With double patio doors leading to front patio flanked by windows, carpeted.

Study

7' 6" x 7' 2" (2.29m x 2.18m)

Carpeted with window outlook to rear.

Kitchen/Breakfast Room

13' 5" x 11' 11" (4.09m x 3.63m)

Range of coloured shaker style cupboards and drawers beneath varnished wooden work tops, inset spotlights, ceramic sink with mixer tap and drainer, window to side, hob with low level oven and extractor fan over, ceramic tiled flooring, integrated dishwasher, serving hatch to lounge, locally tiled walls, breakfast bar, inset seated area.

Utility Room

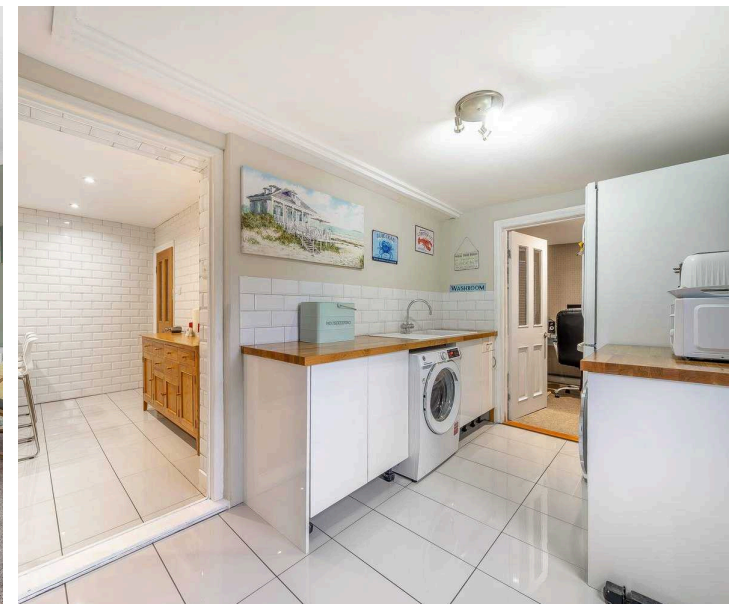
10' 10" x 7' 6" (3.30m x 2.29m)

Doors leading to rear garden, study and inner hallway, ceramic tiled flooring, gloss cupboards beneath varnished worktops, ceramic sink with mixer tap and drainer, space for tumble dryer and space and plumbing for washing machine, locally tiled walls.

Inner Hallway

Family Bathroom

White suite comprising low level wc, wash hand basin with chrome mixer tap and vanity storage under, L-shaped bath with mixer tap and shower attachment, shower screen, inset spotlights, obscured window to side, locally tiled walls.



Music Room

12' 10" x 11' 7" (3.91m x 3.53m)

Carpeted with window to side and door to further bedroom.

Bedroom

11' 7" x 7' 4" (3.53m x 2.24m)

Carpeted with window to side.

Bedroom

13' 1" x 10' 11" (3.99m x 3.33m)

Carpeted with walk in wardrobe and window to side.

Bedroom

13' 0" x 11' 5" (3.96m x 3.48m)

Carpeted with window to front.

Family Room

Carpeted with velux window to rear.

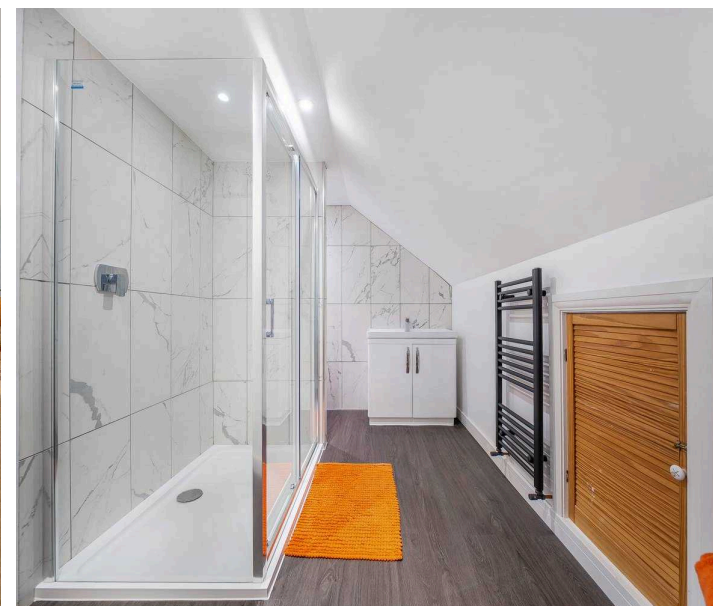
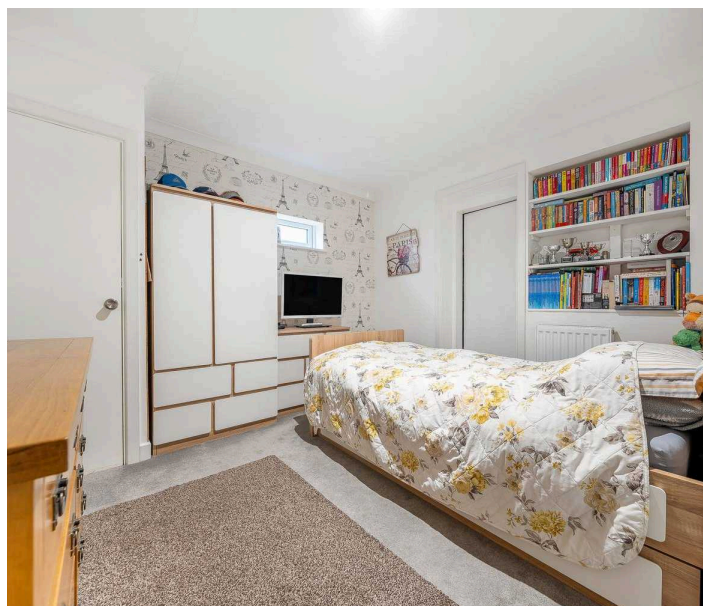
Bedroom

9' 9" x 10' 3" (2.97m x 3.12m)

Carpeted with velux window to rear.

Shower Room

Low level wc, wash hand basin with mixer tap and vanity storage under, towel radiator, double walk in shower, locally tiled walls, walk in cupboard housing boiler with eaves storage to the left. Eaves/loft storage to the right.



FRONT GARDEN

The front garden is laid to lawn with flower and shrub borders and raised patio area, ideal for taking in the stunning views to front. There is also gated side access and hedges thoughtfully planted to allow privacy.

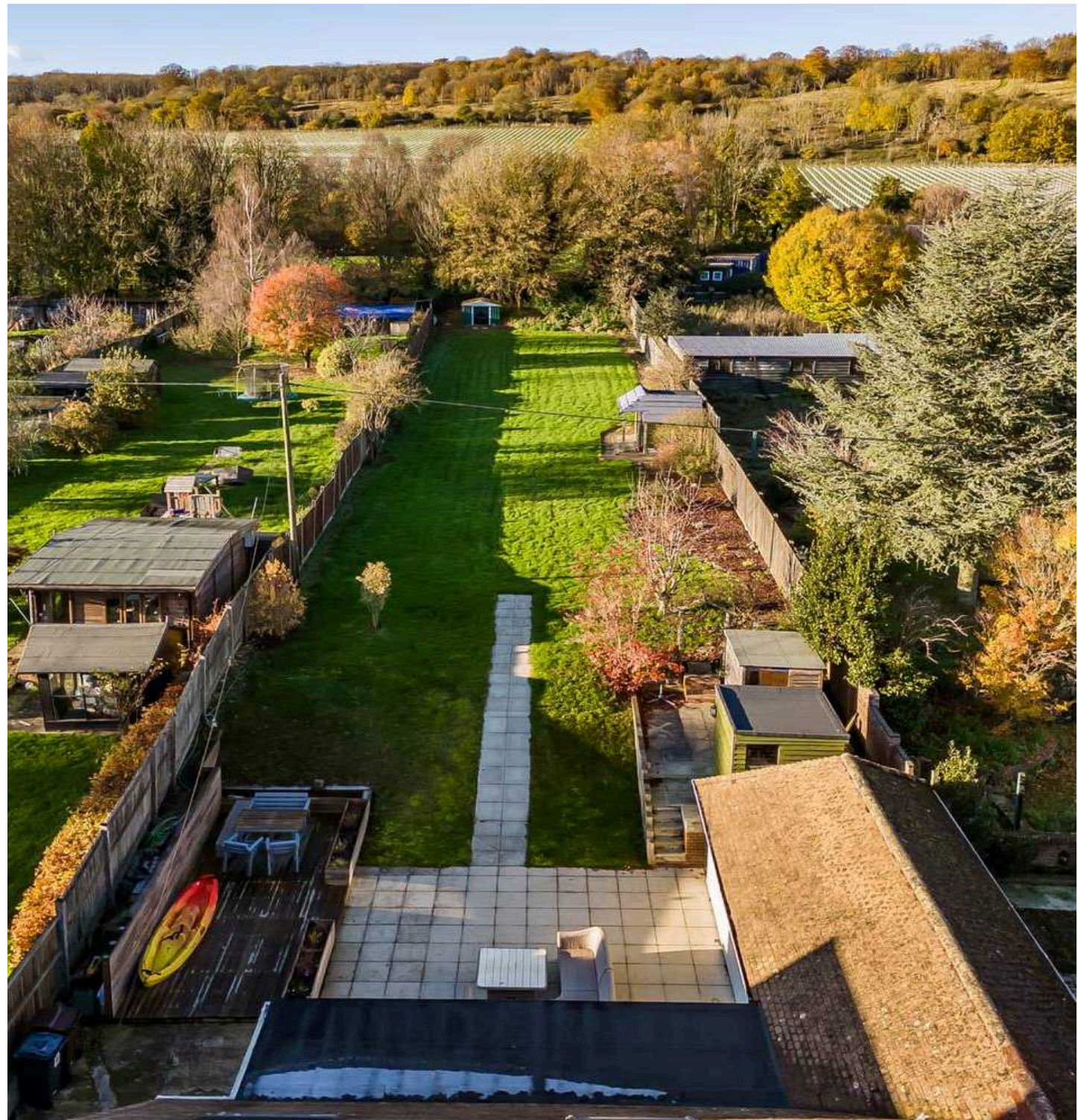
REAR GARDEN

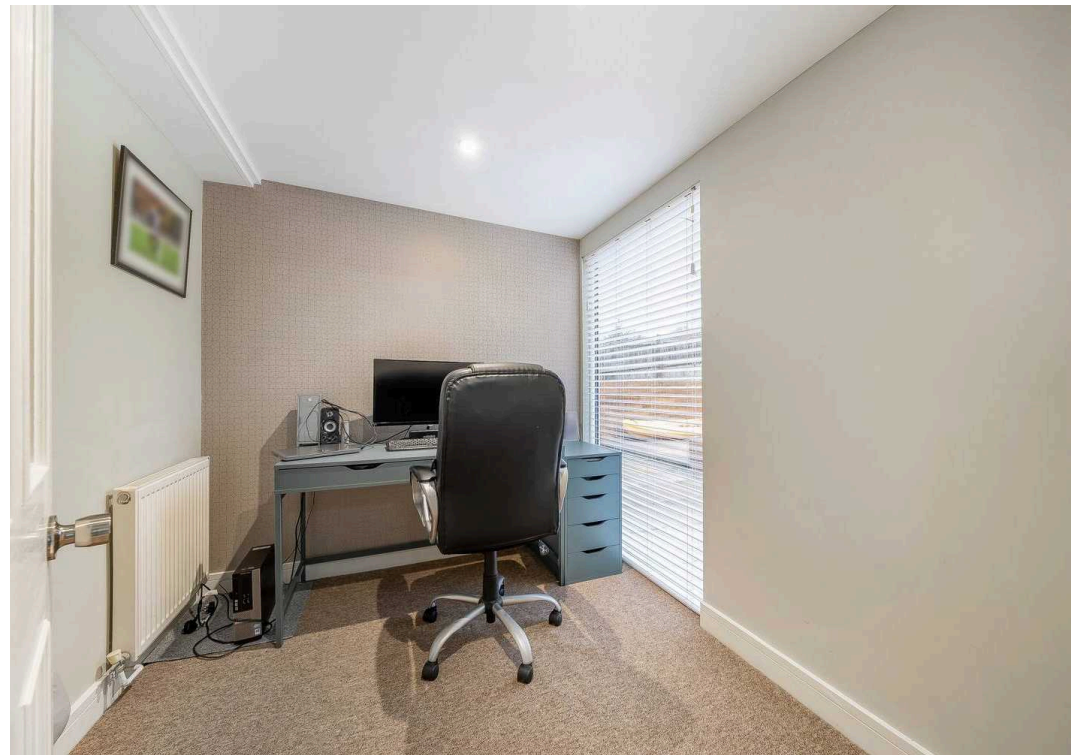
Large rear garden laid to lawn with large patio area with 2 timber sheds and garden stores measuring 9'11 x 8' and 9'1 x 9'2.

DRIVEWAY

10 Parking Spaces

Range of options from driveway to shingled parking area providing parking for up to 15 vehicles.







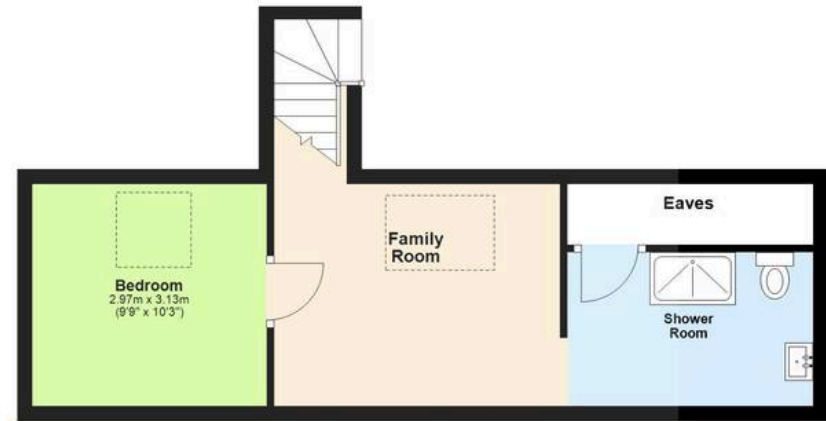
Ground Floor

Approx. 131.4 sq. metres (1414.4 sq. feet)



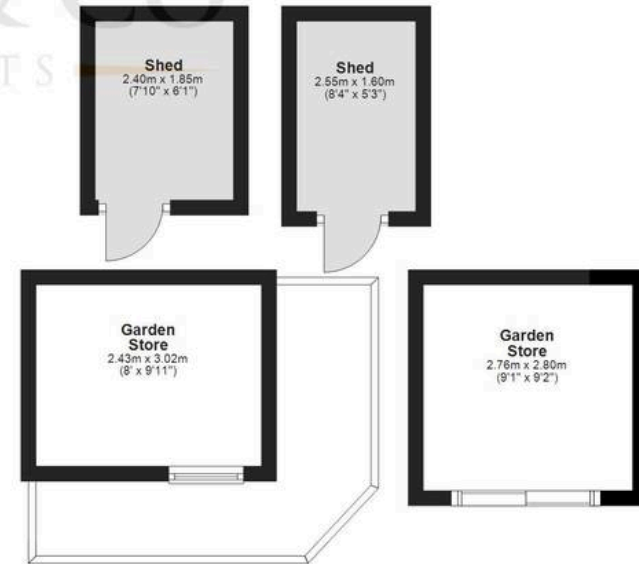
First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Outbuildings

Approx. 23.6 sq. metres (253.6 sq. feet)



Total area: approx. 188.1 sq. metres (2024.9 sq. feet)

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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