



**23 Tally Ho Road, Stubbs Cross**

Offers in Region of **£625,000**

**Skippers**

## 23 Tally Ho Road

Stubbs Cross, Ashford

Spacious 4-bed bungalow with modern 2 bedroom annexe, solar panels, large landscaped gardens, ample parking, rural views, and easy access to village amenities, Ashford, and countryside walks. Council Tax band: D

Tenure: Freehold

- Semi-Detached Bungalow within Popular and Convenient Stubbs Cross, Shadoxhurst Village Location
- 4 Bedrooms
- Outstanding Detached 2 Bedroom Annex with Private Garden Constructed by IHUS in 2019 with Kitchen, Shower Room, Utility Room and Lounge/Diner
- Family Bathroom & Shower Room
- Driveway Parking for 6 Vehicles with Gated Vehicular Side Access to Rear of Property
- Occupying a 3/4 of an Acre Plot Backing onto Farm Land with Bluebell Woods Opposite
- Kitchen
- Lounge with Log Burner & Conservatory
- Easy Walking Distance to Village/Post Office Shop and Countryside Walks
- Good Access to Ashford Town Centre & International Train Station
- Solar Panels connecting to National Grid



### Hallway

Doors through to lounge, 2 x bedrooms, family bathroom, loft hatch and airing cupboard.

### Lounge

21' 2" x 12' 0" (6.45m x 3.66m)

Window to side, log burner in brick fireplace leading through to kitchen.

### Kitchen

23' 6" x 10' 4" (7.16m x 3.15m)

Good range of shaker style cupboards and drawers beneath work surfaces with additional wall mounted units, window to side and stable door to side, further door through to bedroom/reception and to conservatory, inset spotlights, range cooker, space for American fridge/freezer, integrated lamona dishwasher and washing machine, resin with mixer tap and drainer, wine fridge and partially tiled walls.

### Conservatory

12' 4" x 9' 3" (3.76m x 2.82m)

UPVc construction on dwarf brick wall, double doors leading to rear garden.

### Bedroom

14' 6" x 9' 8" (4.42m x 2.95m)

Wardrobe door and window leading to rear garden.

### En-suite

Low level wc, wash hand basin, double walk in shower cubicle with mira power shower, heated towel radiator, fully tiled walls, obscured window.

### Bedroom

12' 10" x 11' 10" (3.91m x 3.61m)

Window outlook to front, range of built in wardrobes.

### Bedroom

10' 6" x 9' 4" (3.20m x 2.85m)

Window outlook to front.

### Bedroom

10' 4" x 7' 3" (3.15m x 2.21m)

Window outlook to rear.





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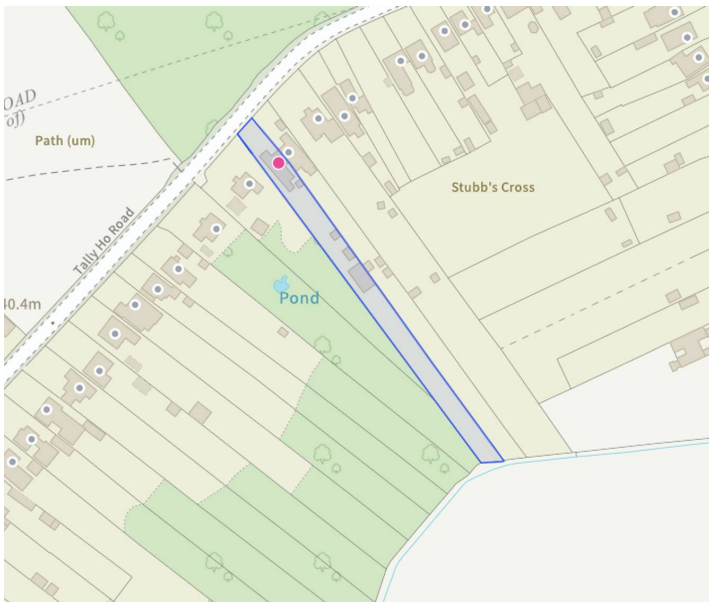
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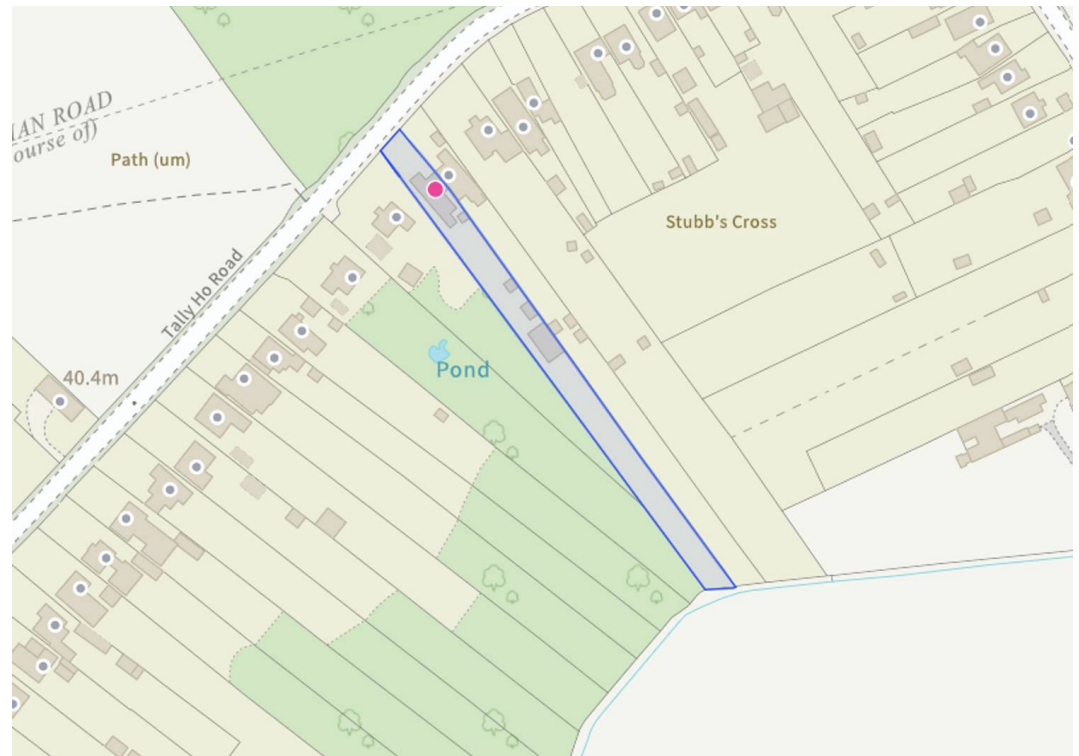
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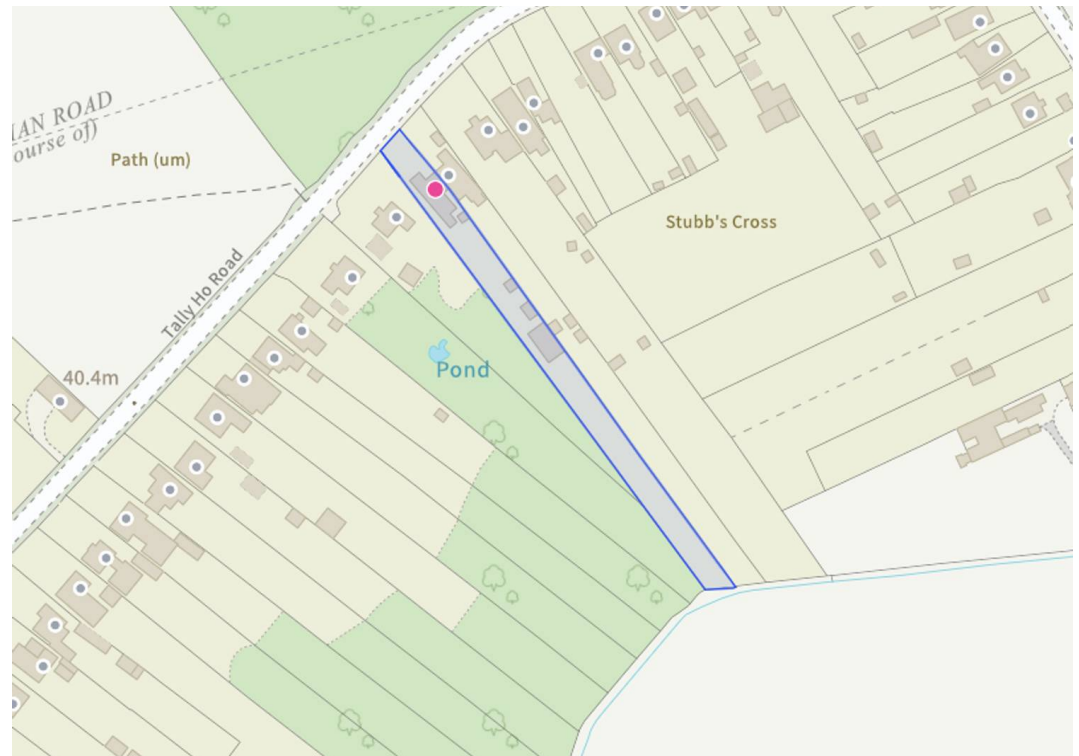
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Window outlook to rear.









## Tally Ho Road, TN26

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft

Approximate Annexe Internal Area = 69 sq m / 743 sq ft

Approximate Outbuildings Internal Area = 24.2 sq m / 261 sq ft

Approximate Total Internal Area = 205.4 sq m / 2212 sq ft





## Skippers Estate Agents – Ashford

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