

MARTINS  
ESTATES

SALES AND LETTINGS



Cobden House Main Road, Sellindge, Ashford, Kent, TN25 6EQ

Asking Price £799,995



Welcome to this stunning property located on Main Road in Sellindge, Ashford. This beautiful house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 4 spacious bedrooms and 2 bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

One of the standout features of this property is the work-from-home space with annexe potential. This versatile area offers the perfect opportunity to create a home office or a separate living space for guests or extended family members. It boasts a washroom, potential kitchen area, and private entrance and parking space.

In addition to the main house, there is a detached garage with a car barn, providing secure parking for your vehicles and extra storage space. Imagine the convenience of having your own heated swimming pool, where you can enjoy a refreshing swim or soak up the sun on a warm summer day.

With off-road parking for several vehicles, you will never have to worry about finding a parking space again. large enough to take a caravan, motorhome or large commercial vehicle, it adds the adaptability that would enable you to run a small business from the luxury of your own home. This property truly offers a perfect blend of comfort, convenience, and luxury.

The accommodation includes four reception rooms, work from home space, utility room, walk in larder and boasts four toilets, two bathrooms, and four double bedrooms.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning this property's endless possibilities.























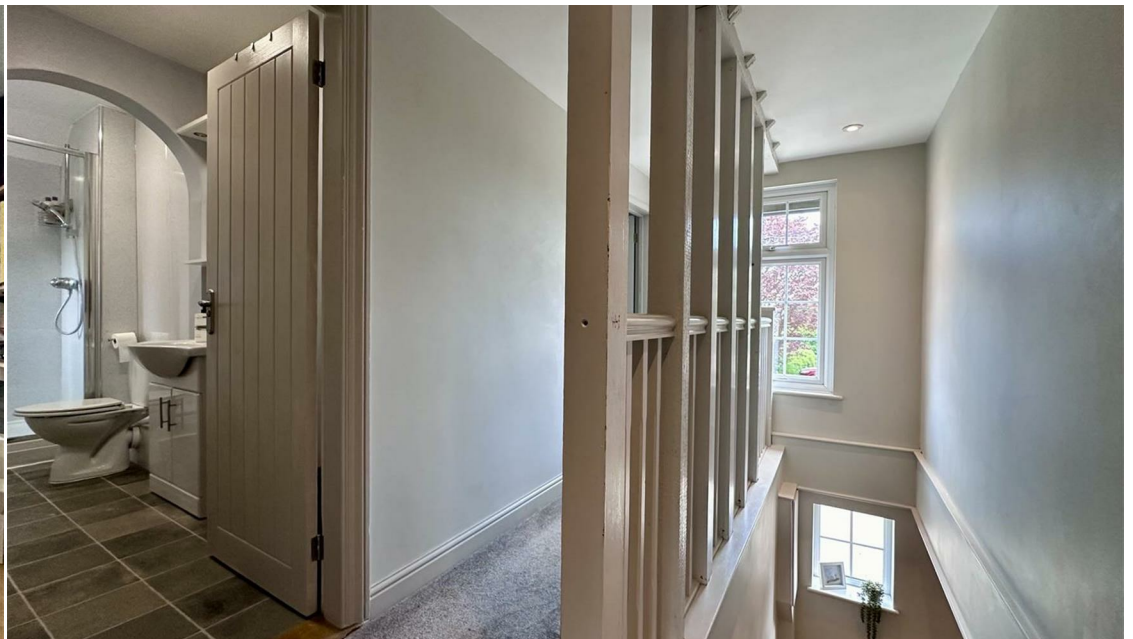




















Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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