

1 Cherrywood Rise, Ashford, TN25 4QA

Asking Price £685,000



Situated in the Orchard Heights area of Ashford, this impressive detached house offers a perfect blend of modern living and spacious accommodation. Built in 1998, it boasts an expansive 2010 square feet, providing ample room for families of all sizes.

Upon entering, you are greeted by an ample open-plan contemporary living space that serves as the heart of the home. This inviting area is perfect for entertaining guests and enjoying quiet family time. It also benefits from underfloor heating. The property features two well-appointed reception rooms, allowing for versatile use of space, whether it be for formal gatherings or relaxed evenings. The kitchen is well appointed with an induction hob, extractor, and fitted appliances, including a full-height fridge and freezer, dishwasher, Quooker tap, and marble effect worktops. There is a central island with pop-up power sockets and feature lighting. The utility room has spaces for washing and dryer and opens into the plant room.

With six generously sized bedrooms, there is no shortage of personal space for everyone in the household. The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy family. A dedicated study offers a quiet retreat for work or study, making it ideal for those requiring a work-from-home space.

One of the standout features of this property is the annexe, complete with its own shower room. This self-contained space is perfect for guests, older children, or even as a private office, providing flexibility to suit your lifestyle.

The separate lounge adds an extra layer of comfort, allowing for a peaceful area to unwind after a long day. The overall design of the home promotes a sense of openness and light, making it a welcoming sanctuary.

In summary, this remarkable property in Cherrywood Rise is a rare find, combining modern amenities with spacious living. It is an ideal choice for families seeking a comfortable and stylish home in a sought-after location





Entrance Hall  
Ground floor WC  
Study  
11'9" x 6'11"  
Sitting Room  
15'5" x 11'9"  
Open Plan Kitchen/ Dining/ Living Room  
23'9" x 23'3"  
Utility Room  
Plant / Boot Room  
Bedroom 1  
19'3" x 11'5"  
Dressing Room  
9'4" x 5'8"  
En Suite Shower Room  
Family Bathroom  
Bedroom 2  
Bedroom 3  
12'1" x 10'3"  
Bedroom 4  
11'11" x 8'10"  
Bedroom 5  
8'2" x 7'0"  
Annexe































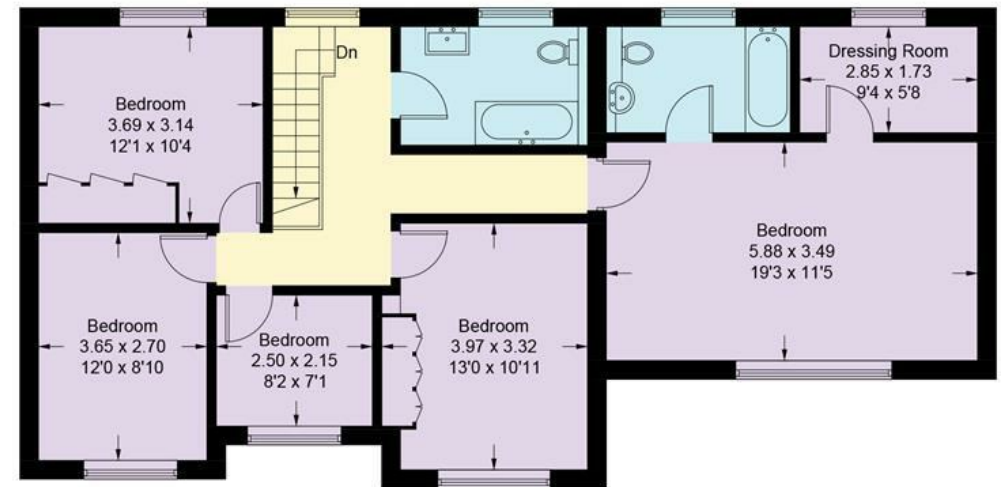


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Approximate Gross Internal Area = 186.7 sq m / 2010 sq ft

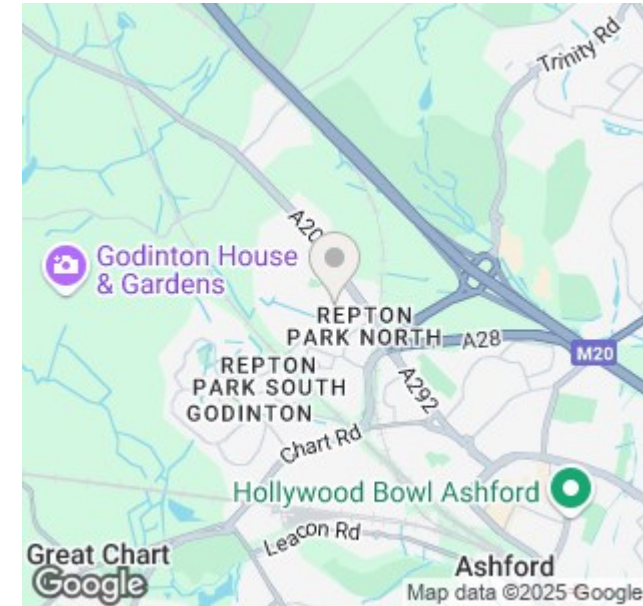


Ground Floor



First Floor





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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