



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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TN24 8SF

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17 Siegfried Close, Ashford, TN25 6BX

Asking Price £485,000

17 Siegfried Close, Sellindge, Ashford, Kent

Situated in the popular village of Sellindge, this beautifully presented four-bedroom detached family home enjoys a delightful position overlooking an attractive open green space, providing a pleasant outlook and a real sense of space rarely found on modern developments.

The property offers well-balanced and thoughtfully arranged accommodation throughout. A welcoming reception hall leads to a downstairs cloakroom and into the heart of the home — a modern contemporary kitchen/dining room fitted with stylish units and work surfaces to two walls. The space is complemented by a breakfast bar for informal dining and a separate utility area, making it both practical and sociable.

The generous lounge is bright and inviting, featuring French doors opening onto the side garden, allowing natural light to flood the room while providing an excellent space for relaxing or entertaining.

Outside, the property continues to impress with a low-maintenance garden laid with artificial turf and an extended patio area, ideal for outdoor dining and summer entertaining. To the rear of the property there is a detached garage and off-road parking for two vehicles, providing convenient and practical parking.

On the first floor there are four well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, together with a family bathroom. The property is presented in excellent decorative order throughout, allowing a purchaser to move straight in and enjoy the home.

Sellindge is a well-regarded village offering a range of local amenities including a shop, primary school, village hall and popular public houses. The nearby town of Ashford provides a wider selection of shopping and leisure facilities including the Ashford Designer Outlet, together with **High Speed 1 services from Ashford International railway station, offering fast connections to London St Pancras in around 37 minutes.

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Dining Room

9'1 x 10'5 (2.77m x 3.18m)

Kitchen

9'6 x 11'9 (2.90m x 3.58m)

Lounge

19'9 x 11'4 (6.02m x 3.45m)

Utility

4'8 x 6'7 (1.42m x 2.01m)

Bedroom 1

11'2 x 11'7 (3.40m x 3.53m)

Bedroom 2

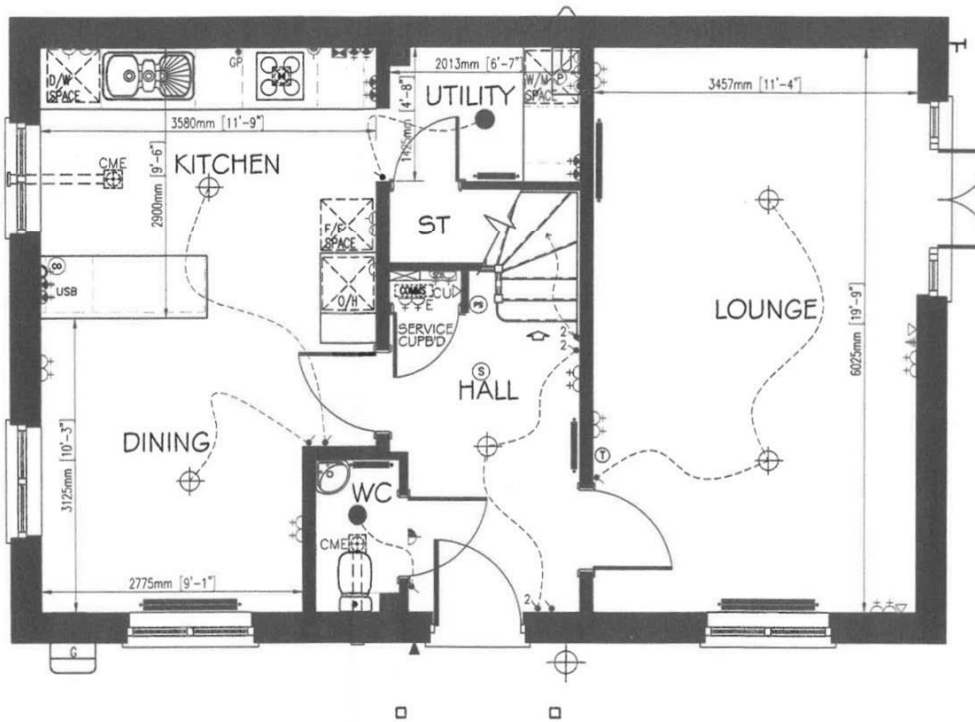
9'10 x 11'11 (3.00m x 3.63m)

Bedroom 3

10'0 x 9'8 (3.05m x 2.95m)

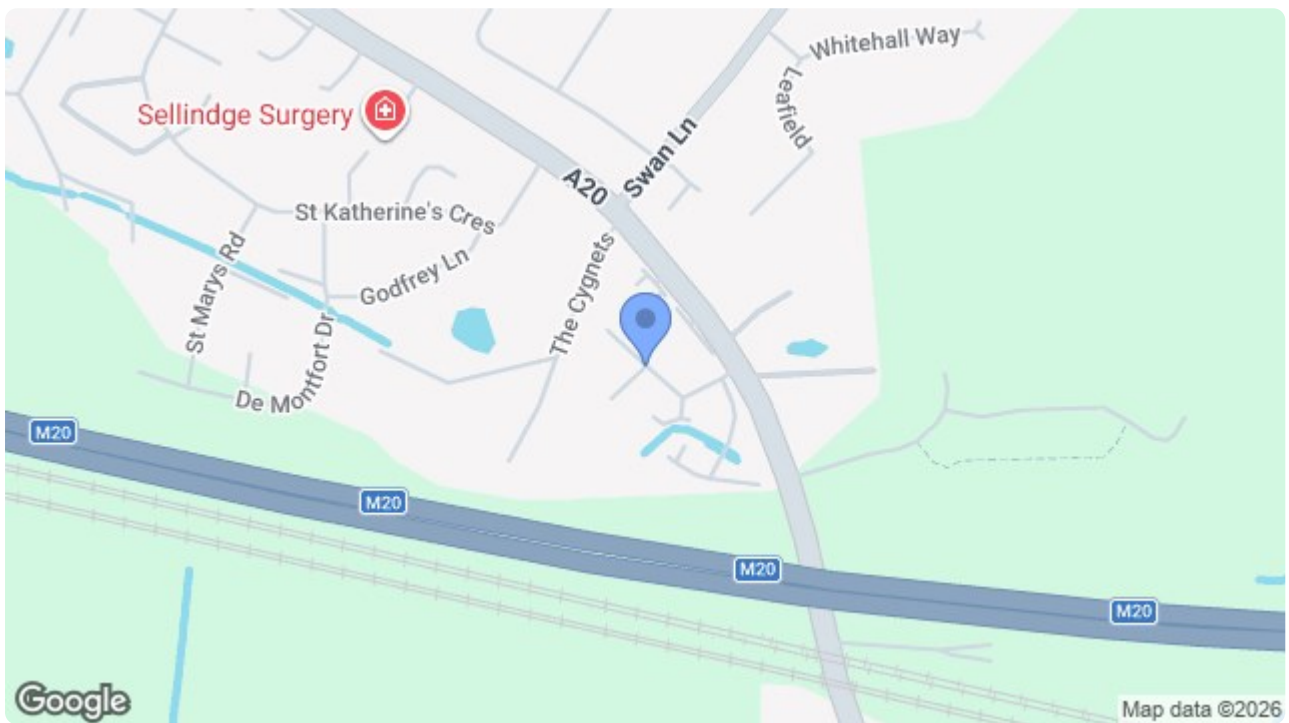
Bedroom 4

10'2 x 8'4 (3.10m x 2.54m)



GROUND FLOOR PLAN (AS)

PLOT 37



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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