



# MARTINS ESTATES

SALES AND LETTINGS

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## 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

# 1 Cherrywood Rise, Ashford, TN25 4QA

## Entrance Hall

## Ground floor WC

## Study

11'9" x 6'11" (3.60 x 2.11)

## Sitting Room

15'5" x 11'9" (4.72 x 3.60)

## Open Plan Kitchen/ Dining/ Living Room

23'9" x 23'3" (7.24 x 7.09)

## Utility Room

## Plant / Boot Room

## Bedroom 1

19'3" x 11'5" (5.88 x 3.49)

## Dressing Room

9'4" x 5'8" (2.85 x 1.73)

## En Suite Shower Room

## Family Bathroom

## Bedroom 2

3.97 x 3.32

## Bedroom 3

12'1" x 10'3" (3.69 x 3.14)

## Bedroom 4

11'11" x 8'10" (3.65 x 2.70)

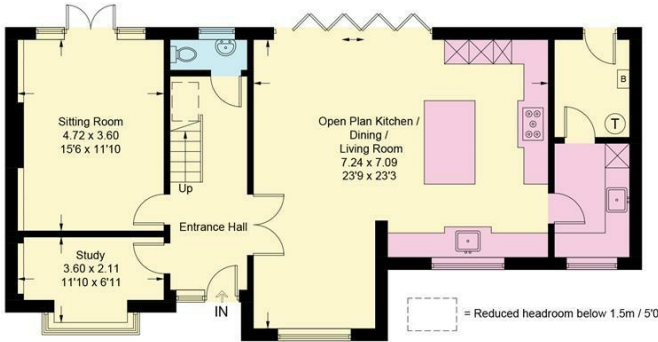
## Bedroom 5

8'2" x 7'0" (2.50 x 2.15)

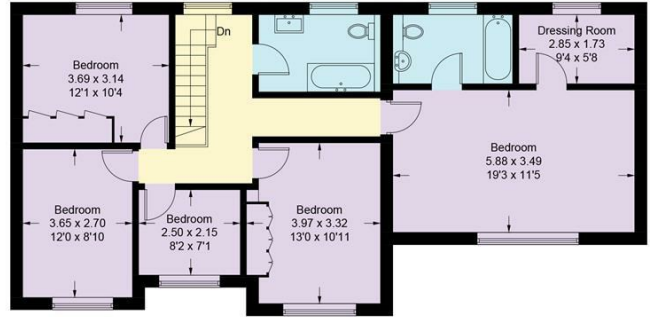
## Annexe

# Cherrywood Rise, Ashford, TN25

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

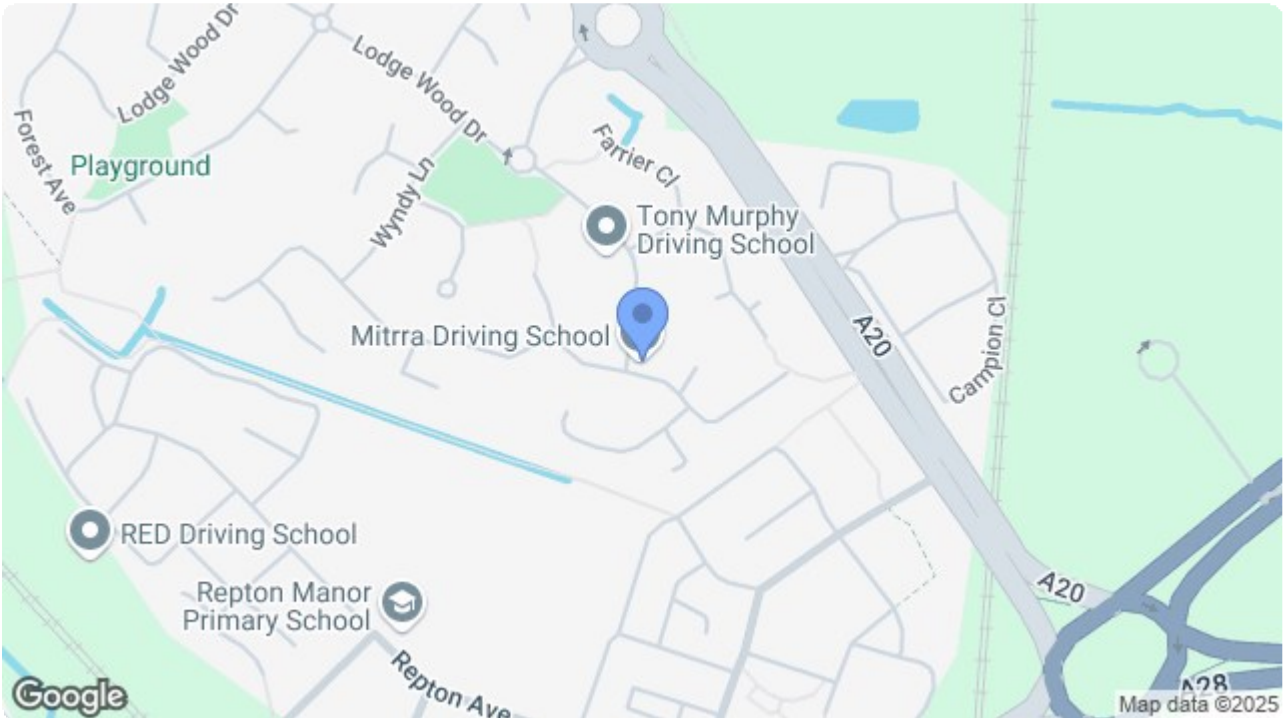


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168194)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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