



Sweet Bay Crescent  
Ashford | Kent | TN23 3PQ





# STEP INSIDE

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Set within the sought-after Godinton area of Ashford, this six-bedroom detached home presents a rare opportunity to acquire a flexible, well-located family residence finished to an exceptional standard throughout. Arranged over three beautifully planned floors, the property has been extensively upgraded by the current owner, creating a home that combines family-friendly design, smart technology and everyday luxury.

The ground floor opens into a welcoming entrance hall, with access to a dedicated study and practical cloakroom. The heart of the home is the impressive open-plan kitchen and dining area, positioned to overlook the rear garden and designed for both everyday family life and relaxed entertaining. The kitchen includes a carefully specified suite of appliances, including Neff induction hob, Neff self-cleaning oven, a Smeg rotisserie oven, QETTLE instant boiling-water tap, and app-connected Miele dishwasher and washing machine.

Italian porcelain tiles run seamlessly across the ground floor, complemented by underfloor heating that extends throughout the house. The heating is managed via a Heatmiser app-controlled and zoned thermostat-controlled system, allowing different areas of the home to be controlled with precision for comfort and efficiency.

Double doors connect the dining area to the spacious lounge, creating an excellent sense of flow for hosting, while still allowing separate, quieter spaces for busy family life. This balance of openness and flexibility is one of the home's key strengths, making the layout work equally well for entertaining, home working and day-to-day living.



On the first floor, the main bedroom provides a calm and comfortable retreat with its own en-suite shower room. Three further bedrooms are arranged around the landing, one of which also benefits from an en-suite, while the family bathroom serves the remaining rooms. The second floor provides two additional bedrooms and a modern shower room, making this level ideal for guests, older children, hobbies or further work-from-home space.

The property has been meticulously enhanced with double-skinned soundproof internal walls, high-specification windows and doors with integrated pollen filters, and CAT 7 cabling throughout to support high-performance connectivity. A newly installed boiler and upgraded heating system provides efficiency and reliability, while access to superfast fibre internet makes the home particularly well suited to modern digital lifestyles.

Energy management is another standout feature. The large double-depth garage houses an app-controlled 31kWh battery system alongside an EV charging point. The battery system is designed to store off-peak energy and, subject to household usage, can support typical whole-house daily demand. It also provides an ideal foundation for future solar panel integration.

Outside, the front and rear gardens have been designed for ease of maintenance, with high-quality artificial turf, a patio area and new composite fencing. The rear garden enjoys a private outlook towards nearby woodland, while the driveway and double-depth garage provide excellent parking and storage.

# SELLER INSIGHT

“ We’ve really enjoyed more than 10 years in this house, and if we could take it abroad with us, we would. It has been a wonderful family home, and we hope the next owners enjoy all the thought, care and upgrades that have gone into making it so convenient, flexible and comfortable.

One of the things we have loved most is how adaptable the house is. The layout works brilliantly for family life, with generous living space on the ground floor, bedrooms spread across the first and second floors, and enough flexibility for working from home, guests, older children or hobbies. The upgrades we have made over the years have also made the house very easy to live in, from the app-controlled underfloor heating and improved connectivity to the low-maintenance garden, EV charging and app-controlled battery storage system.

Godinton has also been a fantastic place to live. It is one of Ashford’s most sought-after residential areas, offering a peaceful, family-friendly environment with leafy streets, green spaces, cycling routes and safe places for children to play. The area feels calm and suburban, while still being close to Ashford’s modern amenities, including supermarkets, cafés, restaurants, leisure facilities and the Ashford Designer Outlet.

For families, the location is particularly attractive. There are excellent independent schools nearby and across the wider Kent area, including Ashford School, Ashford School Prep and Spring Grove School in Wye, with further respected options such as Sutton Valence School, Bethany School, The King’s School Canterbury, Kent College and St Edmund’s School Canterbury. The home is also well placed for local grammar schools, including Highworth Grammar School and The Norton Knatchbull School, alongside a choice of well-regarded non-selective secondary and primary schools.

The immediate area is especially convenient for education, with Godinton Primary School located within the estate and Highworth Grammar School also close by. Godinton House & Gardens is nearby too, offering historic gardens and parkland for scenic walks, while the wider Ashford area provides an excellent mix of town-centre convenience, countryside access and family-friendly amenities.

Travel connections are a major advantage. Ashford International Station offers high-speed services to Stratford International in around 30 minutes and London St Pancras International in around 38 minutes, making the location highly practical for commuters heading into Central London, East London and beyond. From Stratford, onward connections via the Jubilee line and Elizabeth line give fast access towards Canary Wharf, Farringdon, Paddington and Heathrow.

The M20 is close by for road travel towards London, Maidstone, Folkestone and the coast, while LeShuttle at Folkestone provides a straightforward route to continental Europe by car. Together, the space, flexibility, schools, local amenities and commuter links have made Sweet Bay Crescent a very easy home to enjoy, and we hope it will serve the next family just as well.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Education

Independent schools:

Ashford School  
Spring Grove School, Wye  
Sutton Valence School, Maidstone  
The King's School, Canterbury  
Kent College, Canterbury

Grammar and selective schools:

Highworth Grammar School, Ashford  
The Norton Knatchbull School, Ashford  
The Harvey Grammar School, Folkestone  
The Folkestone School for Girls

Primary schools:

Godinton Primary School  
Repton Manor Primary School  
Great Chart Primary School

### Travel

By road:

Ashford International Station – 2.4 miles  
LeShuttle / Channel Tunnel terminal, Folkestone – 14.7 miles

Canterbury – 15.6 miles  
Maidstone – 19.3 miles  
Dover Docks – 23.8 miles  
Gatwick Airport – 57.5 miles

Trains from Ashford International:

Stratford International – approx. 30 minutes  
London St Pancras International – approx. 38 minutes

Onward London connections via Stratford Interchange:

Jubilee Line to Canary Wharf, London Bridge and Waterloo  
Elizabeth Line to Farringdon, Paddington and Heathrow

### Healthcare

New Hayesbank Surgery  
William Harvey Hospital  
One Ashford Hospital

### Leisure Clubs & Facilities

Square One Padel & Social Club  
Julie Rose Stadium  
The Stour Centre  
Bannatyne Health Club & Spa Ashford

Champneys Eastwell Manor  
David Lloyd Ashford (coming in 2027)

### Entertainment

The New Chimneys  
The Swan & Dog, Great Chart  
Trattoria Romana  
Boys Hall Restaurant  
Cineworld Ashford IMAX  
Marlowe Theatre, Canterbury

### Local Attractions / Landmarks

Ashford Designer Outlet  
Godinton House & Gardens  
Romney, Hythe & Dymchurch Railway  
Dover Castle, Leeds Castle  
Port Lympne Reserve  
Canterbury Cathedral

## GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	7'11 x 7'9 (2.41m x 2.36m)
Kitchen	14'9 x 13'2 (4.50m x 4.02m)
Dining Area	10'8 x 10'4 (3.25m x 3.15m)
Lounge	15'7 x 10'8 (4.75m x 3.25m)

## FIRST FLOOR

Landing	
Main Bedroom	15'8 x 10'11 (4.78m x 3.33m)
En-suite Shower Room	
Bedroom 2	10'5 x 10'4 (3.18m x 3.15m)
En-suite Shower Room	
Bedroom 5	10'5 x 9'0 (3.18m x 2.75m)
Bathroom	
Bedroom 6	8'7 x 7'10 (2.62m x 2.39m)

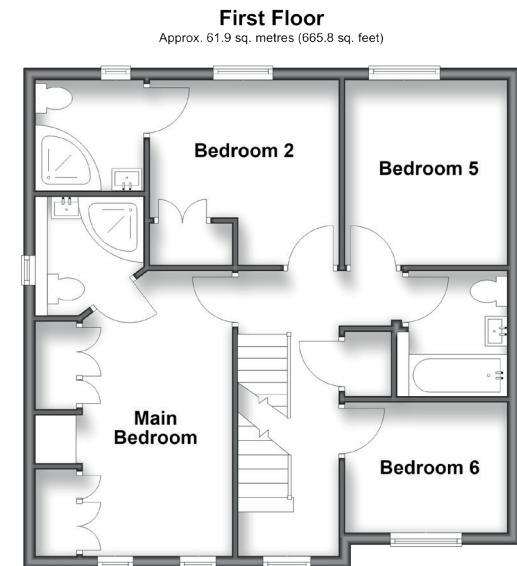
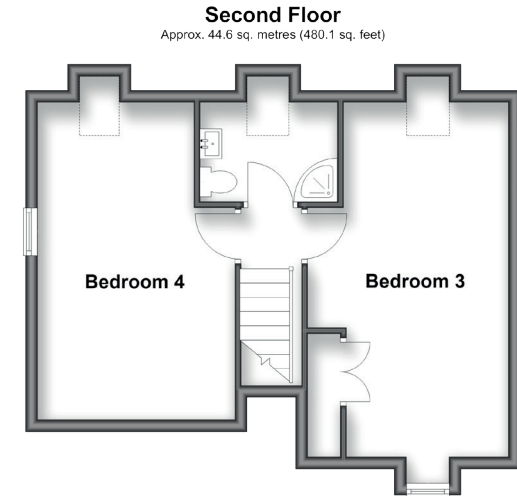
## SECOND FLOOR

Landing	
Bedroom 3	18'10 x 11'2 (5.74m x 3.41m)
Bedroom 4	18'10 x 10'11 (5.74m x 3.33m)
Shower Room	

## OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double-depth Garage	32'6 x 9'1 (9.91m x 2.77m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fine & Country Canterbury  
23 Watling Street, Canterbury, Kent, CT1 2UA  
01227 479317 | canterbury@fineandcountry.com

