

THE MODERN HOUSE



*New Ash Green, Kent
Sold*

Lambardes

This three-bedroom terraced house, with a private garden and a garage, is well-positioned on the Lambardes estate in the renowned village of New Ash Green in Kent. Built to a design by Eric Lyons in 1968, it is a great example of a type 'K' house.

Ground-floor accommodation is largely open-plan. The bright living and dining rooms have been opened up to create a single large space, which is flooded with natural light from floor-to-ceiling glazing at the front and back of the house. A door in the kitchen gives access to a sun room / conservatory, a large utility room, and a WC with plenty of room for an additional shower. Upstairs there are three bedrooms and a good-sized bathroom.

The house has been well maintained by the current owners and the best of the original features have been preserved where possible. The interesting pitch of the roof is echoed in the bedrooms on the first floor, creating striking cathedral ceilings.

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New Ash Green is a remarkable, and largely undiscovered, village in the Kent countryside that was almost entirely built in the late 1960s / early 1970s. It is a large village with a range of shops and services (a bank, a small supermarket, library and a doctor's surgery), and extensive green spaces including a beautiful village green, some communal orchards, fields and woodland.

Approximately 50% of the housing stock in the village was built by Span, a company that is widely considered to be the finest developer of the post-war period. Span, who largely employed the architect Eric Lyons for their projects, had a strong belief in excellence in their housing design and, just as importantly, the landscaping and environment in which the houses were placed.

New Ash Green is well located for train services into London and for access to the motorway network. Longfield (approximately 2 miles) is the closest station and runs services to Victoria in 30 minutes. Ebbsfleet (approximately 6 miles) runs services to St. Pancras in 18 minutes.

There are a number of grammar schools for which Kent is renowned (Dartford, Gravesend, Wilmington) as well as numerous private schools. New Ash Green itself has a well-regarded primary school. Beyond New Ash Green, further shops and services can be found at Bluewater Shopping Centre (approximately 5 miles) and Sevenoaks (approximately 10 miles).

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.