

THE MODERN HOUSE



Kent
Sold

New Ash Green II

This five/six-bedroom end-of-terrace house with a large garden and a double garage, is one of the largest 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 'KL' house type.

Accommodation includes a large living room with floor-to-ceiling glazing, a kitchen / breakfast room, separate dining room, a study and shower room on the ground floor. Upstairs there are five bedrooms and a good-sized bathroom. The current owners have arranged the largest bedroom on the first floor as a living room. Although much has been done to maintain and enhance the presentation of the house, it does need some updating.

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, doctors surgery) and also extensive green spaces including a beautiful village green, communal orchards, fields and woodland.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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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).

Service charges on Lambardes total approximately £90 per month.

There is a good website on New Ash Green compiled by a local resident. To view it click [here](#).



*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”.