

THE MODERN HOUSE



*Kent
Sold*

New Ash Green I

This 3-bedroom property is a meticulously-restored example of a Span house in New Ash Green, Kent. Designed by the architect Eric Lyons for the celebrated development company Span in 1968, it is a great example of a 'K2A' house type. For more on Span and the 'K' design, please see our HISTORY section.

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 that boasts a broad range of shops and services (a bank, a small supermarket, library, doctors surgery etc) and also extensive green spaces including a beautiful village green, orchards, fields and woodland. Approximately 50% of the housing stock on 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.

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This house can be found on Punch Croft, a tranquil location close to the village green. The current owners have meticulously restored the house and their work includes a new front door, Span mushroom lighting, renovation of Span units in kitchen and new internal timber cladding. Work has also been done to update the roof and some of the insulation and glazing. For a full list of work done please see the HISTORY section.

Accommodation at the house includes a reception hall with a WC, a living room with floor-to-ceiling glass on both sides, a kitchen and a dining room. Upstairs there are three bedrooms and a bathroom. The owner is a garden designer and has made an attractive landscaped garden at the rear of the house. There is also a garage that comes with the property.

New Ash Green is well located for train services into London and for access to the motorway network. Longfield (2 miles) is the closest station and runs services to Victoria in 30 minutes. Ebbsfleet (6 miles) runs services to St. Pancras in 18 minutes and is also on the Eurostar line to Paris. Local schools are of a very good standard. There are the grammar schools for which Kent is renowned (Gravesend, Wilmington, Dartford) as well as numerous private schools. New Ash Green itself has a well regarded primary school.

Service charges on Punch Croft total approximately £35 per month. The house is being sold with no onward chain.



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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”.