

THE MODERN HOUSE



*New Ash Green, Kent
Sold*

Punch Croft II

This three-bedroom end-of-terrace house, with a private garden and a 'workshop' garage, is quietly situated on the Punch Croft 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, with an unusually large 1,345 sq ft of internal space and excellent potential for modernisation.

Entered through a porch, the ground floor consists of a large dining room with floor-to-ceiling glazing, a separate kitchen with tiled floor, living room, study and a WC. From the kitchen, a sliding pocket door opens to reveal a large extension with glazed doors to the private garden and en-bloc garage. Upstairs there are three bedrooms, one with a Cathedral ceiling, and a good-sized family bathroom.

The interior retains some original features such as sash windows, cockspur handles, and hardwood balustrade to the first floor. As with the finest of Span's developments, large windows flood the space with light whilst granting views over the carefully considered communal spaces of the estate.

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*South-East England
Sold*

Punch Croft II

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).

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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”.