

THE MODERN HOUSE



*New Ash Green, Kent
Sold*

Punch Croft I

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.

Entered through a porch, the house has a large living room with floor-to-ceiling glazing, a separate kitchen, dining room, and a WC on the ground floor. Upstairs there are three bedrooms, one with a Cathedral ceiling, and a good-sized family bathroom. The private rear garden has direct access to the 'workshop' garage.

The interior of this particular house retains much of Lyons' original fittings, most notably the wooden units in the kitchen, having been preserved by the current owner. As with the best of Span's developments, large windows let in lots of light whilst granting views over the carefully considered private garden and communal spaces of the estate.

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*South-East England
Sold*

Punch Croft I

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 renowned Grammar schools in Kent (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”.