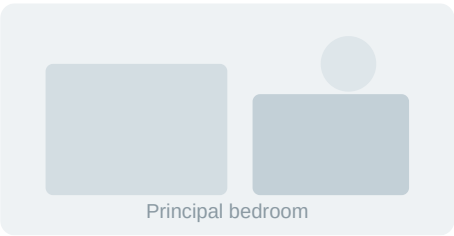
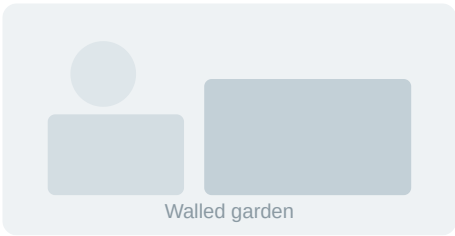
ARDMORE & VALE

HARBOUR BRANCH · 01472 555 0170
REF AV-4471

NEW TO MARKET

Kitchen / dining


Principal bedroom


Walled garden

A restored Victorian townhouse with a walled garden

18 Netmakers Lane, Ardmore, AR2 6QP

£585,000

GUIDE PRICE · FREEHOLD

4	2	1,840	1889	C	Freehold
BEDROOMS	BATHROOMS	SQ FT	BUILT	EPC RATING	TENURE

ABOUT THIS PROPERTY

A handsome four-bedroom townhouse on one of Ardmore's most sought-after lanes, restored over three years by the current owners with an unusual amount of care for the original fabric. Sash windows have been repaired rather than replaced, the pine floors lifted, cleaned and relaid, and the cornices reinstated from moulds taken on site.

The ground floor runs front to back: a formal sitting room with the original marble chimneypiece, and beyond it a kitchen and dining room opening onto the garden through steel-framed doors. A utility room and cloakroom sit off the rear hall. Upstairs are three double bedrooms and a family bathroom, with the principal suite and its dressing room occupying the whole of the second floor.

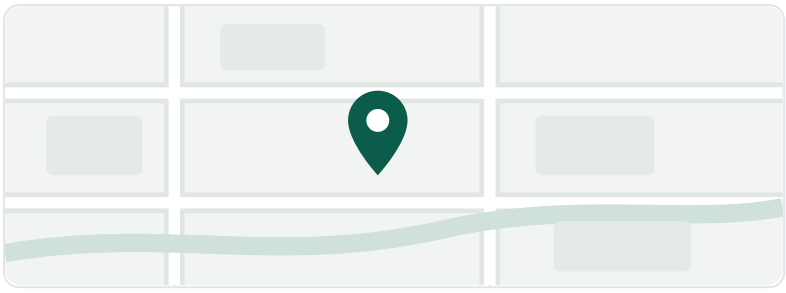
The walled garden is south-west facing and mature, with an established fig against the back wall and a brick outbuilding currently used as a studio.

KEY FEATURES

- South-west facing walled garden of about 90 ft
- Brick garden studio with power and light
- Restored sash windows throughout, secondary glazed to the front
- Kitchen by a local maker in painted oak, with a five-oven range
- Off-street parking accessed from the rear lane
- Two minutes from the harbour, eight from Ardmore station

18 Netmakers Lane, Ardmore, AR2 6QP

£585,000 · REF AV-4471



Approximate location. Netmakers Lane is a quiet no-through road two minutes from the harbour front.

NEARBY

Ardmore station	0.4 mi
Harbour front	0.1 mi
Netmakers Primary	0.3 mi
Ardmore Grammar	0.9 mi
Co-op and pharmacy	0.2 mi
A18 junction	1.6 mi

ROOM SIZES

Sitting room	5.4 × 4.2 m
Kitchen / dining	7.1 × 4.2 m
Principal bedroom	5.4 × 4.0 m
Dressing room	3.1 × 2.2 m
Bedroom two	4.2 × 3.6 m
Bedroom three	3.9 × 3.2 m
Bedroom four	3.4 × 2.8 m
Garden studio	4.0 × 3.0 m

Ines Okonkwo

Associate Director, Harbour branch

Viewings by appointment, seven days a week. Ines has sold on Netmakers Lane four times since 2019 and knows the road well.

01472 555 0170

ines.okonkwo@ardmorevale.example

ardmorevale.example/AV-4471

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate and taken at the widest points. No services, appliances or installations have been tested. Photographs and floor illustrations are indicative only. Ardmore & Vale Ltd, registered in England no. 07741220.