



Everything you need to know about:

Sandyhurst Lane,
SANDYHURST LANE, Ashford,
Kent, TN25 4NU





Introduction



The Property



Property Prices



Local Authority



Transport Links

Education



Health



Local Amenities



Local Policing



Census





An invaluable insight into **your new home**

This Location Information brochure offers an informed overview of **Sandyhurst Lane** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.





SANDYHURST LANE, ASHFORD £625,000



x5
Bedrooms

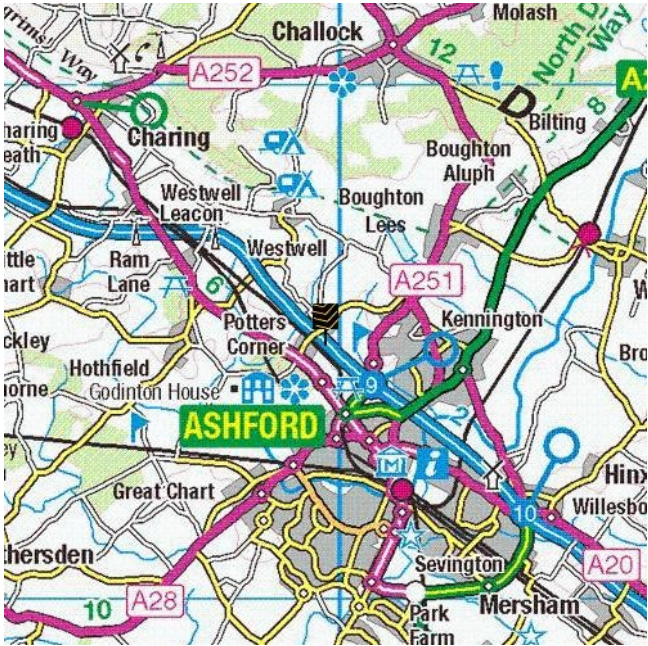
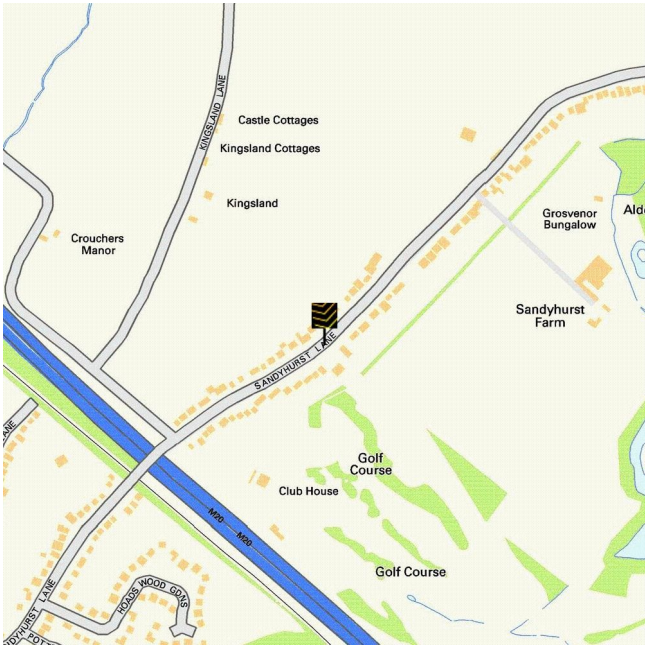


x2
Living Rooms



x2
Bathrooms

Where you are







GUIDE PRICE £625,000 - £650,000

Well presented five bedroom detached house with a 150ft rear garden and far reaching views across to the Downs. Situated in one of the most sought after roads in Ashford in a delightful semi rural location yet just two miles from Ashford town centre and International station.

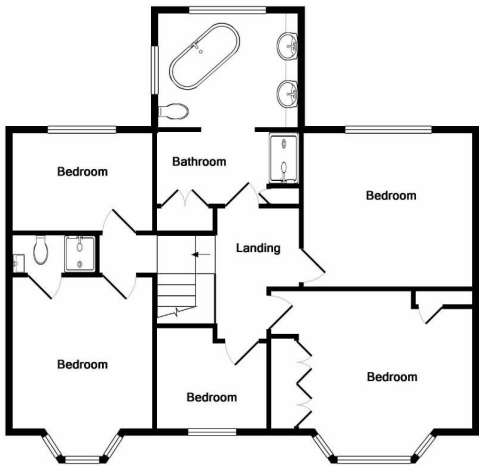
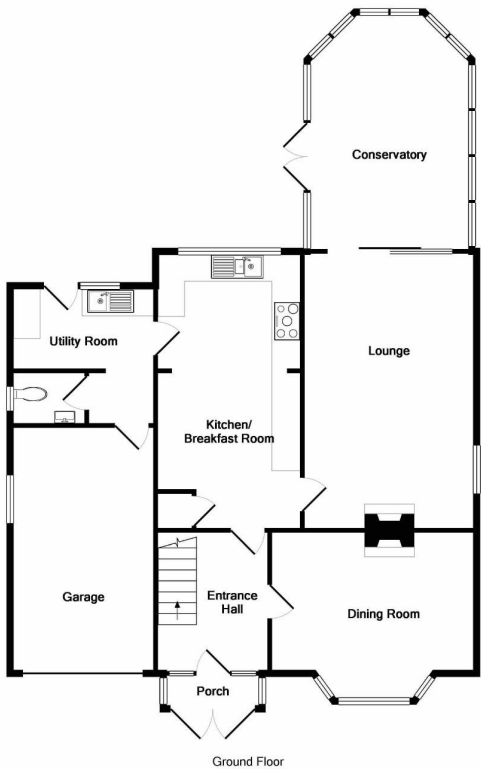
The accommodation comprises hallway, dining room, sitting room, conservatory, kitchen/breakfast room, utility room, ground floor cloakroom, integral garage, five bedrooms with en suite shower room and family bathroom, central heating, ample parking and turning space to the front with side access to the rear garden.

- **Double glazed Casement Doors to:** -
- **Entrance Porch** - With partly glazed Front Door to:
- **Hallway** - Oak flooring, staircase to first floor with cupboard under.
- **Dining Room** - Double aspect with bay window to front, open brick fireplace with built in recessed shelving.
4.24m x 3.61m (13'11 x 11'10)
- **Sitting Room** - Fitted wood burning stove with built in cupboards and display shelving to both sides, oak flooring, double glazed sliding patio doors to:
5.77m x 3.61m (18'11 x 11'10)
- **Conservatory** - Oak laminate flooring, clear vaulted glass roof, UPVC double glazed casement doors to garden.
4.95m x 3.58m (16'3 x 11'9)
- **Kitchen/Breakfast Room** - Porcelain 1½ bowl sink unit, range of solid oak worktops with drawers and cupboards under, wall cupboards, Rangemaster cooker with extractor hood above, built in cupboard, integrated dishwasher, ceramic tiled floor.
5.74m x 2.92m (18'10 x 9'7)
- **Utility Room** - With stainless steel sink unit, worktops, space and plumbing for appliances, ceramic tiled floor.
3.07m x 1.78m (10'1 x 5'10)
- **Cloakroom** - With white low level WC and wash hand basin, ceramic tiled floor.
- **First Floor:** -
- **Landing** -
- **Bedroom One** - With bay window to front, range of built in bedroom furniture.
3.66m x 3.61m (12'0 x 11'10)
- **Bedroom Two** - Bay window to front.
3.78m x 3.02m (12'5 x 9'11)
- **En Suite Shower Room** - With ceramic tiled floor, porcelain rectangular wash hand basin with cupboard under, large glass fronted shower cubicle, low level WC.
- **Bedroom Three** - Window to rear with far reaching views.
3.25m x 2.95m (10'8 x 9'8)
- **Bedroom Four** - Window to rear.
3.02m x 2.69m (9'11 x 8'10)

- **Bedroom Five/Study** - Window to front, built in desk and shelving.
2.44m x 2.13m (8'0 x 7'0)
- **Luxury Family Bathroom** - Double glazed frosted window to side and window to rear, roll top bath with telephone shower attachment over, twin wash hand basins, vanity units with shelving, low level WC, double shower cubicle with Aqualisa power shower, built in double airing cupboard with storage cupboards under, floor and wall tiling, heated towel rail, radiator.
4.34m x 2.67m (14'3 x 8'9)
- **Outside** - Brick paved drive with turning and parking space. Side access to lovely rear garden with paved terrace, lawn and borders, workshop, outside tap and timber garden shed.
- **Integral Garage** - With electric light and power and personal door to Utility room.
5.59m x 3.12m (18'4 x 10'3)
- **Council Tax** - Ashford Borough Council Band: F.
- **Services** - Mains water, electricity and gas are connected. Private drainage.
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Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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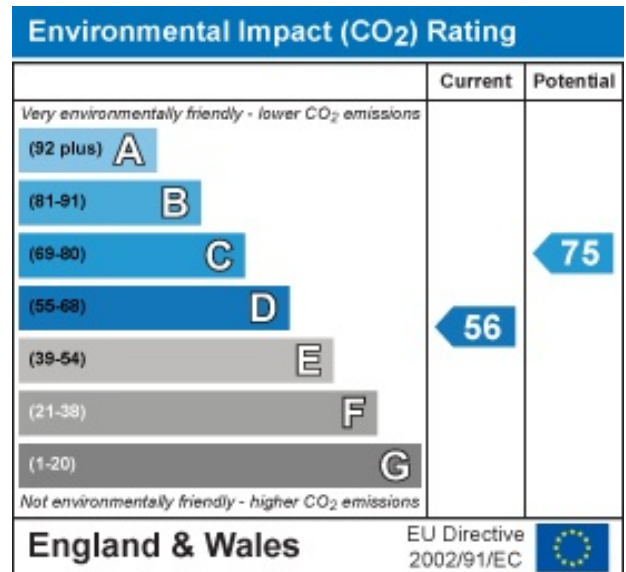
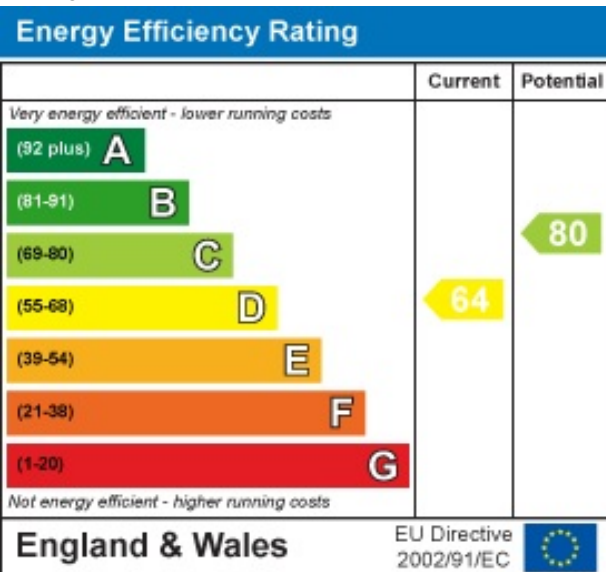
Below is the Energy Performance Certificate (EPC) for **Sandyhurst Lane**

Energy Performance Certificates illustrate the energy efficiency of homes on a scale from A to G. Those in Band A are the most efficient, and will usually have the lowest fuel bills.

The same scale is used to define the impact of a property on the environment. Higher rated homes will usually have less impact through carbon dioxide (CO₂) emissions.

To put this in perspective, the average property in the UK is in band D or E for both ratings.

The Certificate also makes energy saving recommendations that may help reduce future energy bills. In some cases, these can be financed under the Government's Green Deal. In effect, Green Deal offers UK home-owners a loan, which is repaid through regular electricity bills. The main loan condition (the "Golden Rule") is that the amount saved each year on energy bills should be more than the cost of annual loan repayments. Note that the loan stays with the house when owners move on.



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Everything you want
to know about
local property prices



How does **Sandyhurst Lane** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

Post code / County / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN25	£436697	£295763	£275908	£124594
Kent	£493329	£309045	£254112	£182678
National	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

What prices have properties sold for in **Sandyhurst Lane**?

If you know the sold price of other properties in the same road, you will get a much better idea of how much your prospective new home could be worth. We have collated this information for you in the table below. It shows the address, sold price, and property type for all properties recently sold in **Sandyhurst Lane**.

Address	Type	Tenure	Price	DOT
334, SANDYHURST LANE, ASHFORD, KENT, TN25 4PE	Detached	Freehold	£465000	2017-01-10
134, SANDYHURST LANE, ASHFORD, KENT, TN25 4NT	Detached	Freehold	£625000	2016-12-22
136, SANDYHURST LANE, ASHFORD, KENT, TN25 4NT	Detached	Freehold	£345000	2016-12-19
176A, SANDYHURST LANE, ASHFORD, KENT, TN25 4NX	Detached	Freehold	£470000	2016-11-09
62, SANDYHURST LANE, ASHFORD, KENT, TN25 4NT	Detached	Freehold	£455000	2016-11-03
MONT BEL, 302, SANDYHURST LANE, ASHFORD, KENT, TN25 4PD	Semi-Detached	Freehold	£415000	2016-10-18
174A, SANDYHURST LANE, ASHFORD, KENT, TN25 4NX	Detached	Freehold	£350000	2016-10-06
OAKLEIGH, 332, SANDYHURST LANE, ASHFORD, KENT, TN25 4PE	Detached	Freehold	£350000	2016-03-07
23, SANDYHURST LANE, ASHFORD, KENT, TN25 4NS	Semi-Detached	Freehold	£275000	2015-12-11
79A, SANDYHURST LANE, ASHFORD, KENT, TN25 4NU	Detached	Freehold	£650000	2015-09-29

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Everything you want
to know about
local authorities



Get to know your local authorities

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move.

There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**.

Single-tier authorities are **Metropolitan Authorities**, **London Boroughs** and **Unitary** or **Shire Authorities**.

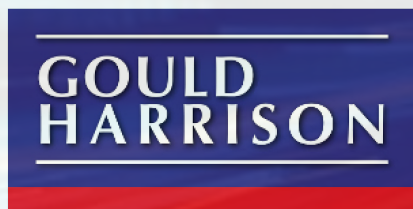
Two-tier authorities have both a **County Council**, and a **District Council** or **City Council**.

There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Sandyhurst Lane** are:

Shire / County / District	Website	Address	Contact details
Ashford Borough Council (Shire District)	http://www.ashford.gov.uk	Tannery Lane, Ashford, Kent, TN23 1PL	t: 01233 637311 f: 01233 645654 e: enquiries@ashford.gov.uk
Kent County Council (Shire County)	http://www.kent.gov.uk	Maidstone, Kent, ME14 1XQ	t: 0845 8247247 f: 01622 759905 e: county.hall@kent.gov.uk

Disclaimer: The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.



Everything you want
to know about
transport links

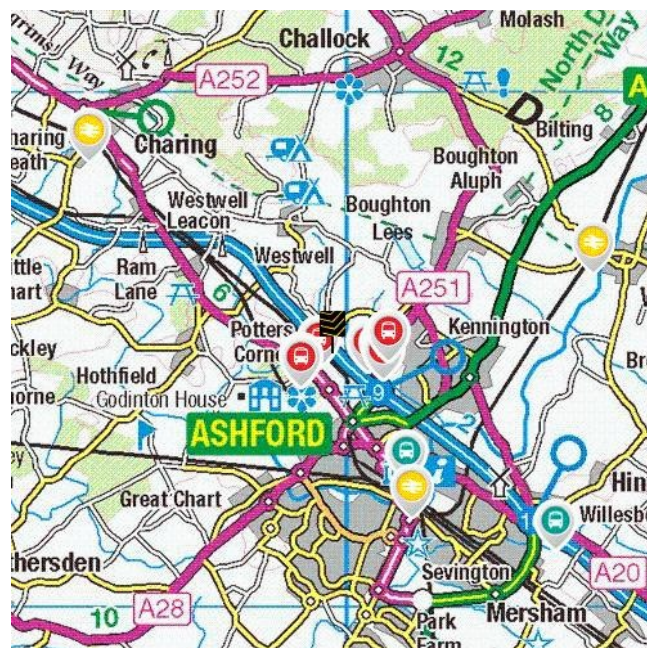
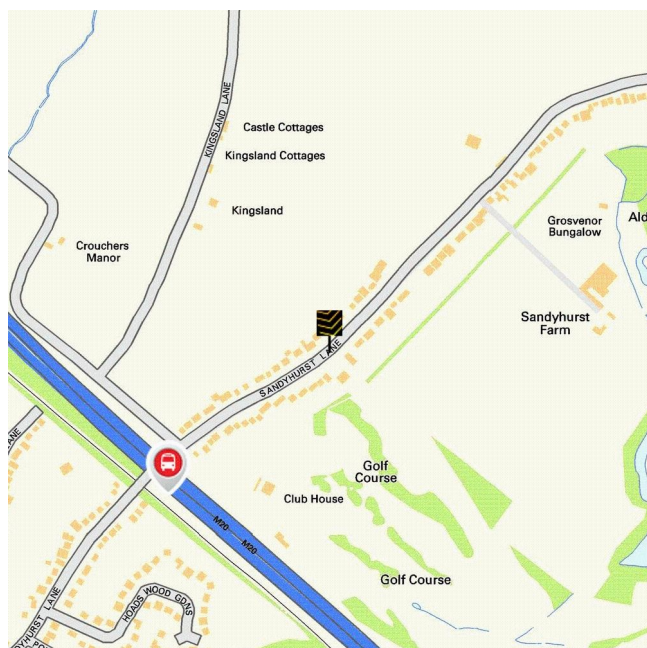




Become familiar with **public transport links**

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property. Using the maps below, you can pinpoint the precise locations of transport links for **Sandyhurst Lane**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

Transport Links






	Airports	Approx Distance
	Lydd London Ashford Airport	15.41 miles
	London Southend Airport	28.13 miles
	Biggin Hill Airport	37.24 miles
	London City Airport	41.66 miles
	London Gatwick Airport	44.13 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	12.5 miles
	Dover Western Docks Ferry Terminal	20.25 miles
	Dover Eastern Docks Ferry Terminal	20.65 miles
	Ramsgate Ferry Terminal	26.39 miles
	Gravesend Pier	28.28 miles
	Tilbury Ferry Terminal	28.58 miles
	Wallasea Island Ferry Landing	31.24 miles
	Burnham on Crouch Ferry Landing	31.26 miles

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.



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	Train Stations	Approx Distance
	Ashford International Rail Station	2.15 miles
	Wye Rail Station	3.29 miles
	Charing (Kent) Rail Station	3.77 miles
	Pluckley Rail Station	4.83 miles
	Ham Street Rail Station	7.17 miles
	Chilham Rail Station	7.2 miles
	Lenham Rail Station	7.73 miles
	Selling Rail Station	8.14 miles
	Bus Stops	Approx Distance
	Sandyhurst Lane Post Box	0.2 miles
	Brake Brothers	0.46 miles
	Hare and Hounds	0.5 miles
	Hare and Hounds	0.52 miles
	Nicholas Road	0.62 miles
	North Down	0.64 miles
	Nicholas Road	0.66 miles
	North Down	0.67 miles
	Coach Stops	Approx Distance
	Ashford (Kent): Town Centre Coach Stops	1.76 miles
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	3.57 miles
	Sellindge (Kent): Ashford Rd Coach Stop	8.15 miles
	Newingreen (Kent): Ashford Rd Coach Stop	9.79 miles
	Hythe (Kent) Coach Stop	11.94 miles
	Canterbury Bus Station	12.12 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	12.3 miles
	Canterbury: Kent Uni. Keynes Coll. Coach Stop	12.48 miles

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Everything you want
to know about
local schools

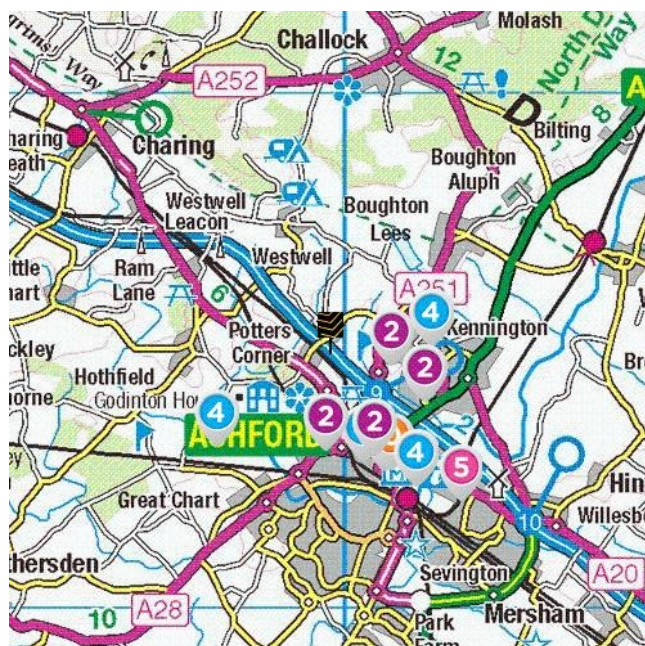
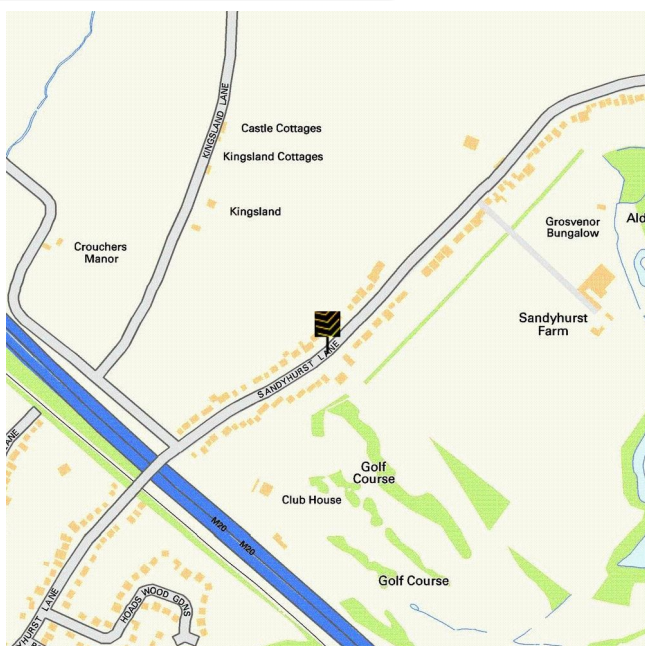


How are **local schools** performing?

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.

If you want to know more about a particular school or college, you can also visit the Ofsted website <http://www.ofsted.gov.uk/inspection-reports/find-inspection-report>

Local Schools



The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Sandyhurst Lane**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon


Key Stage	Definition
Key Stage 0	Marker / indicator - no legal definition
Key Stage 1	Fits broadly with the first stage of education, i.e. ages 5-7.
Key Stage 2	Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education.
Key Stage 3	Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13.
Key Stage 4	Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations.
Key Stage 5	Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5.

	Key Stage 0 - Name and Address	Approx Distance
	Name: Towers Tiny Tots Address: Faversham Road, ASHFORD, Kent, TN24 9AL	1.23 miles
	Name: Sure Start Childrens Centre Address: Belmont Road, ASHFORD, Kent, TN24 9LS	1.24 miles
	Name: Ashford Play Nursery Address: 43 Albert Road, ASHFORD, Kent, TN24 8NU	1.48 miles
	Name: Ashford Play Nursery School Address: Wall Road, ASHFORD, Kent, TN24 8NZ	1.5 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



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	Key Stage 2 - Information	Approx Distance
	Name: Goat Lees Primary School Address: Hurst Road, Ashford, TN24 9RR Contact Number: 0123 3630201 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: None	0.73 miles
	Name: Repton Manor Primary School Address: Repton Avenue, Ashford, TN23 3RX Contact Number: 0123 3666307 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: None	1.08 miles
	Name: Phoenix Community Primary School Address: Belmont Road, Ashford, TN24 9LS Contact Number: 0123 3622510 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply	1.24 miles
	Name: St Teresa's Catholic Primary School - Ashford Address: Quantock Drive, Ashford, TN24 8QN Contact Number: 0123 3622797 Age Range: 5-11 yrs Local Education Authority: Kent Religious Character: Roman Catholic	1.26 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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Reading, Writing and Maths

	Name	Expected	Higher
	Goat Lees Primary School	67.0 %	13.0 %
	Repton Manor Primary School	33.0 %	0.0 %
	Phoenix Community Primary School	50.0 %	3.0 %
	St Teresa's Catholic Primary School - Ashford	58.0 %	6.0 %
	Kent	59.0 %	6.0 %
	National	53.0 %	5.0 %

Primary Progress Measures



As well as actual pupil performance in tests and exams an important Key Performance Indicator is that of progress measures that compare the actual achievements of other pupils nationally with similar prior attainment. Any increase in attainment achieved by each pupil will be reflected in the schools progress scores. They are fairer to schools in challenging circumstances, as they recognise a school that is doing a good job with an intake with poor prior attainment.

Progress Measures for 2017

	Name	Progress Measures 2017		
	Goat Lees Primary School	Maths PM -1.2 Lower -4.0 Upper 1.6	Reading PM 0.2 Lower 3.3 Upper N/A	Writing PM 1.7 Lower -1.3 Upper 4.7
	Repton Manor Primary School	Maths PM -2.2 Lower -4.4 Upper 0.0	Reading PM -4.1 Lower -1.7 Upper N/A	Writing PM 2.0 Lower -0.3 Upper 4.3
	Phoenix Community Primary School	Maths PM 2.9 Lower 0.8 Upper 5.0	Reading PM 2.4 Lower 4.7 Upper N/A	Writing PM 5.2 Lower 2.9 Upper 7.5
	St Teresa's Catholic Primary School - Ashford	Maths PM -1.6 Lower -3.6 Upper 0.4	Reading PM -0.6 Lower 1.7 Upper N/A	Writing PM -0.6 Lower -2.8 Upper 1.6

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




	Key Stage 4 - Information	Approx Distance
	Name: Towers School and Sixth Form Centre Address: Faversham Road, Ashford, TN24 9AL Contact Number: 0123 3634171 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply	1.23 miles
	Name: Highworth Grammar School Address: Quantock Drive, Ashford, TN24 8UD Contact Number: 0123 3624910 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective	1.29 miles
	 Name: Goldwyn School Address: Godinton Lane, Ashford, TN23 3BT Contact Number: 0123 3622958 Age Range: 10-16 yrs Local Education Authority: Kent Religious Character: Does not apply	1.71 miles
	Name: Ashford School Address: East Hill, Ashford, TN24 8PB Contact Number: 0123 3625171 Age Range: 0-18 yrs Local Education Authority: Kent Religious Character: Christian Admission Policy: Not applicable	1.83 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



Percentage of pupils achieving 5+ A*-C/9-4 or equivalents including 9-4 in both English and mathematics GCSEs

	Name	2017	2016	2015	2014
	Towers School and Sixth Form Centre	48.0 %	43.0 %	32.0 %	41.0 %
	Highworth Grammar School	98.0 %	98.0 %	98.0 %	97.0 %
	Goldwyn School	0.0 %	2.0 %	0.0 %	0.0 %
	Ashford School	0.0 %	0.0 %	0.0 %	0.0 %
	Kent	59.9 %	59.0 %	57.4 %	58.1 %
	National	56.6 %	53.5 %	53.8 %	53.4 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Average number of GCSE entries per pupil

	Name	Number
	Towers School and Sixth Form Centre	8.2
	Highworth Grammar School	9.8
	Goldwyn School	2.7
	Ashford School	6.0
	Kent	8.5
	National	8.2

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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	Key Stage 5 - Information	Approx Distance
5	Name: Towers School and Sixth Form Centre Address: Faversham Road, Ashford, TN24 9AL Contact Number: 0123 3634171 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply	1.23 miles
	Name: Highworth Grammar School Address: Quantock Drive, Ashford, TN24 8UD Contact Number: 0123 3624910 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective	1.29 miles
	Name: Ashford School Address: East Hill, Ashford, TN24 8PB Contact Number: 0123 3625171 Age Range: 0-18 yrs Local Education Authority: Kent Religious Character: Christian Admission Policy: Not applicable	1.83 miles
	Name: The Norton Knatchbull School Address: Hythe Road, Ashford, TN24 0QJ Contact Number: 0123 3620045 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective	2.31 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



Percentage of A level students achieving at least three levels at grades AAB or better, at least two of which are in facilitating subjects

	Name	%
	Towers School and Sixth Form Centre	0.0 %
	Highworth Grammar School	23.6 %
	Ashford School	44.3 %
	The Norton Knatchbull School	9.9 %
	Kent	15.3 %
	National	17.0 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

	Name	Value Added
	Towers School and Sixth Form Centre	-0.1
	Highworth Grammar School	0.1
	Ashford School	0.4
	The Norton Knatchbull School	0.0



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Everything you want
to know about
local health services




How **local** are the **health services**?

We all want good access to local health facilities, wherever we live. To see how well **Sandyhurst Lane** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

	Hospitals	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	3.36 miles
	A&E	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	3.36 miles
	Walk-in Clinics	Approx Distance
	Willesborough Health Centre, The Willesborough Health Cntr, Ashford Kent, TN24 0HZ	3.07 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	GPs	Approx Distance
	NEW HAYESBANK SURGERY, NEW HAYESBANK SURGERY, KENT, TN24 9JZ	1.41 miles
	HOLLINGTON SURGERY, HOLLINGTON SURGERY, KENT, TN24 8UN	1.6 miles
	NORTH STREET SURGERY, NORTH STREET SURGERY, KENT, TN24 8JR	1.69 miles
	SYDENHAM HOUSE, SYDENHAM HOUSE MED CENTRE, KENT, TN24 8DN	2.07 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	Dental Surgeons	Approx Distance
	Chopra & Associates Dental Surgery, 225 Faversham Road, ASHFORD, Kent, TN24 9AF	1.32 miles
	Simon Darfoor, 30 Parkfield House, ASHFORD, Kent, TN23 3JJ	1.34 miles
	Welldene Dental Care, Welldene Dental Surgery, ASHFORD, Kent, TN24 8JY	1.53 miles
	Lower Hayesbank Surgery, Lower Hayesbank, ASHFORD, Kent, TN24 8HE	1.61 miles
	R Patel, 8 New Rents, ASHFORD, Kent, TN23 1JJ	1.63 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**





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Everything you want
to know about
local amenities



What about **local amenities**?

There are a number of local amenities on offer in the area around **Sandyhurst Lane**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

	Local Grocers and Convenience Stores	Approx Distance
	One Stop Community Stores Ltd, Unit 1, ASHFORD, Kent, TN25 4AB	0.74 miles
	Dhanda Stores, 2 Bockhanger Court, ASHFORD, Kent, TN24 9JJ	1.2 miles
	One Stop Community Stores Ltd, 3 George Williams Way, ASHFORD, Kent, TN24 9RZ	1.77 miles
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	2.24 miles
	Costcutter, Brookfield Road, ASHFORD, Kent, TN23 4ES	2.32 miles
	Supermarkets	Approx Distance
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	1.04 miles
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	1.15 miles
	The Co-operative Food, 98 Faversham Road, ASHFORD, Kent, TN24 9DE	1.45 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	2.07 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	2.65 miles

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	Nightclubs	Approx Distance
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	11.84 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	12.21 miles
	Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	15.95 miles
	Beluga, 73 Bank Street, MAIDSTONE, Kent, ME14 1SN	16.06 miles
	Source Bar, 4-6 Rose Yard, MAIDSTONE, Kent, ME14 1HN	16.07 miles
	Pubs / Bars / Inns	Approx Distance
	The Hare & Hound Ashford, Maidstone Road, ASHFORD, Kent, TN25 4NR	0.49 miles
	The Rose Inn - Shepherd Neame, Faversham Road, ASHFORD, Kent, TN24 9AJ	1.28 miles
	New Chimneys, Loudon Way, ASHFORD, Kent, TN23 3JJ	1.34 miles
	The Wheel Inn, Westwell, ASHFORD, Kent, TN25 4LQ	1.34 miles
	The British Volunteer - Shepherd Neame Pubs, 58 New Street, ASHFORD, Kent, TN24 8TT	1.54 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	11.91 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	12.07 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	12.24 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	14.63 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	15.56 miles
	Restaurants	Approx Distance
	Pizza Hut, Trinity Road, ASHFORD, Kent, TN25 4AB	0.74 miles
	Frankie & Benny's, Inca House, ASHFORD, Kent, TN25 4AB	0.74 miles
	Chiquito, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.0 miles
	McDonald's Restaurants Ltd, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.0 miles
	Beefeater Grill, Eureka Park, ASHFORD, Kent, TN25 4BN	1.0 miles
	Golf Club / Courses / Professionals	Approx Distance
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	0.03 miles
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	2.69 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	7.19 miles
	Boughton Golf Club, Brickfield Lane, FAVERSHAM, Kent, ME13 9AJ	9.27 miles
	Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	9.31 miles

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	Places of Worship	Approx Distance
	Kennington United Reformed & Methodist Church, Faversham Road, ASHFORD, Kent, TN24 9AJ	1.28 miles
	St Mary's Church Kennington, 212 Faversham Road, ASHFORD, Kent, TN24 9AF	1.32 miles
	St Teresa Rc Church, Priests House, ASHFORD, Kent, TN24 8TX	1.42 miles
	Gateway Church, 14 Park Mall, ASHFORD, Kent, TN24 8RY	1.66 miles
	St Mary The Virgin Ashford, The College, ASHFORD, Kent, TN23 1QG	1.79 miles
	Banks / Financial Institutions	Approx Distance
	Halifax, 1 Castle Street, ASHFORD, Kent, TN23 1JQ	1.66 miles
	Barclays Bank Plc, 17 North Street, ASHFORD, Kent, TN24 8LF	1.66 miles
	Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	1.72 miles
	Santander, 60-62 High Street, ASHFORD, Kent, TN24 8SZ	1.72 miles
	Lloyds Bank, 81 High Street, ASHFORD, Kent, TN24 8SS	1.73 miles
	DIY Stores	Approx Distance
	The Flat Pack Man, 28 Lower Denmark Road, ASHFORD, Kent, TN23 7SY	2.33 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	2.42 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	2.5 miles
	Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	2.8 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	3.38 miles
	Hotels	Approx Distance
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.0 miles
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	1.07 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	1.47 miles
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	1.81 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	1.88 miles
	Theatres / Concert Halls	Approx Distance
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	9.97 miles
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	12.22 miles
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	13.66 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	14.74 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	16.09 miles

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	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.0 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	10.04 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	12.21 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	12.68 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	15.45 miles
	Leisure Centres	Approx Distance
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	2.08 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	2.42 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	3.56 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	10.2 miles
	Southern Segway Ltd, Leeds, MAIDSTONE, Kent, ME17 1PL	11.05 miles
	Newsagents	Approx Distance
	Savers New sagent, 57 Faversham Road, ASHFORD, Kent, TN24 9DD	1.52 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	1.79 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	1.79 miles
	Raj's New sagents Ltd, 79 Hythe Road, ASHFORD, Kent, TN24 8PH	2.05 miles
	Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER	2.25 miles
	Post Offices	Approx Distance
	Kennington Post Office, 225 Faversham Road, ASHFORD, Kent, TN24 9AF	1.32 miles
	Hothfield Post Office, 32 The Street, ASHFORD, Kent, TN26 1ES	1.7 miles
	Post Office Ltd, Tufton Street, ASHFORD, Kent, TN23 1AA	1.73 miles
	Brookfield Post Office, 7 Brookfield Court, ASHFORD, Kent, TN23 5ER	2.25 miles
	Singleton Post Office, 6 The Singleton Centre, ASHFORD, Kent, TN23 5GR	2.34 miles

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Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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Everything you want
to know about
local policing



Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Sandyhurst Lane**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

Your policing neighbourhood

The name of your policing neighbourhood is **Ashford - Downs West** and it has a population of **2461**.

Downs West ward covers Westwell, Hothfield and Chatlock and has more than 1,000 households.

Your Local Policing Team			
Name	Rank	Tel No.	E-mail
Jasmine Bloomfield	Sergeant	101	
Aarron Newell	PCSO	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	101	

Disclaimer: The information represented in this section has been sourced from data.police.uk.

Locations of Interest

Ashford Police Station
station
Tufton Street, Ashford

9am - 5pm Monday to Saturday (excluding bank holidays)

Disclaimer: The information represented in this section has been sourced from data.police.uk.



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Everything you want
to know about
your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Sandyhurst Lane** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

The below tables allow you to make a comparison between your prospective local vicinity (Output Area), County and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the county and national average.

	Output Area	Kent	National
0-4	5.26% (14)	5.88% (78234)	5.96% (2926238)
5-14	14.66% (39)	13.25% (176173)	12.93% (6351576)
15-24	7.52% (20)	11.35% (150934)	12.18% (5985323)
25-34	6.39% (17)	12.75% (169556)	14.36% (7054271)
35-44	16.17% (43)	14.59% (193995)	14.94% (7341900)
45-54	19.92% (53)	13.74% (182706)	13.22% (6494262)
55-64	11.28% (30)	11.29% (150060)	10.54% (5177261)
65-74	10.9% (29)	8.86% (117815)	8.35% (4102841)
75-84	6.02% (16)	6.1% (81084)	5.6% (2751135)
>85	1.88% (5)	2.19% (29161)	1.94% (954024)

Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

	Output Area	Kent	National
None	15.62% (30)	28.33% (268478)	28.85% (10251674)
Level 1	23.44% (45)	18.21% (172579)	16.63% (5909093)
Level 2	18.75% (36)	21.01% (199159)	19.36% (6877530)
Level 3	5.21% (10)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	23.96% (46)	16.77% (158974)	19.9% (7072052)
Unknown	13.02% (25)	7.73% (73224)	6.92% (2459460)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

	Output Area	Kent	National
Employee part time	15.62% (30)	12.43% (117796)	11.81% (4196041)
Employee full time	41.67% (80)	40.4% (382965)	40.81% (14499241)
Self employed part time	3.12% (6)	2.24% (21251)	1.95% (694033)
Self employed full time	11.98% (23)	7.12% (67454)	6.36% (2260955)
Unemployed	0.0% (0)	2.8% (26582)	3.35% (1188855)
Full time students	2.08% (4)	2.35% (22260)	2.58% (917582)
Student	1.56% (3)	3.79% (35943)	4.67% (1660564)
Retired	17.19% (33)	14.69% (139198)	13.54% (4811595)
Looking after home family	3.12% (6)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	1.56% (3)	4.36% (41313)	5.3% (1884901)
Other	2.08% (4)	2.63% (24921)	3.1% (1102095)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

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