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Everything you need to know about:

Rylands Road,
Kennington,
Ashford, TN24 9LH

Ashford TN24 8SQ Email: sales@gouldharrison.co.uk Tel: 01233 646411 gouldharrison.co.uk

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Introduction

An invaluable insight into your new home

This Location Information brochure offers an informed overview of **Rylands Road** 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.

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The Property

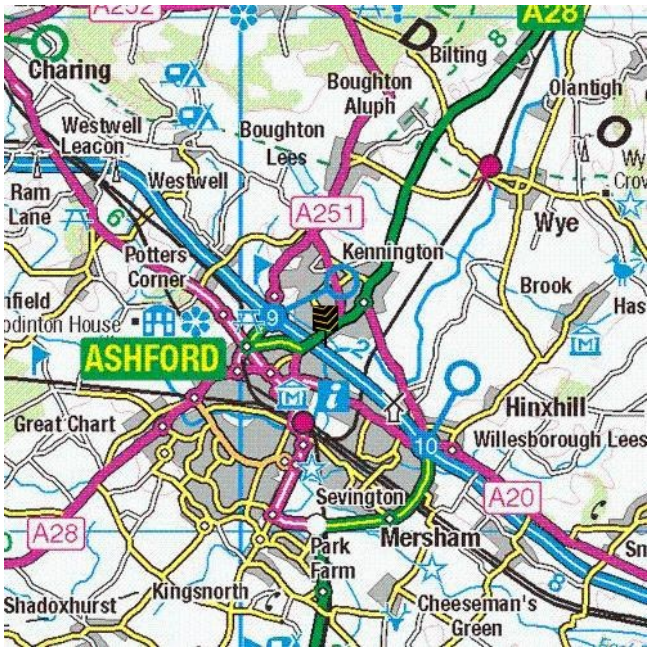
RYLANDS ROAD, KENNINGTON **£300,000**

x3
Bedrooms

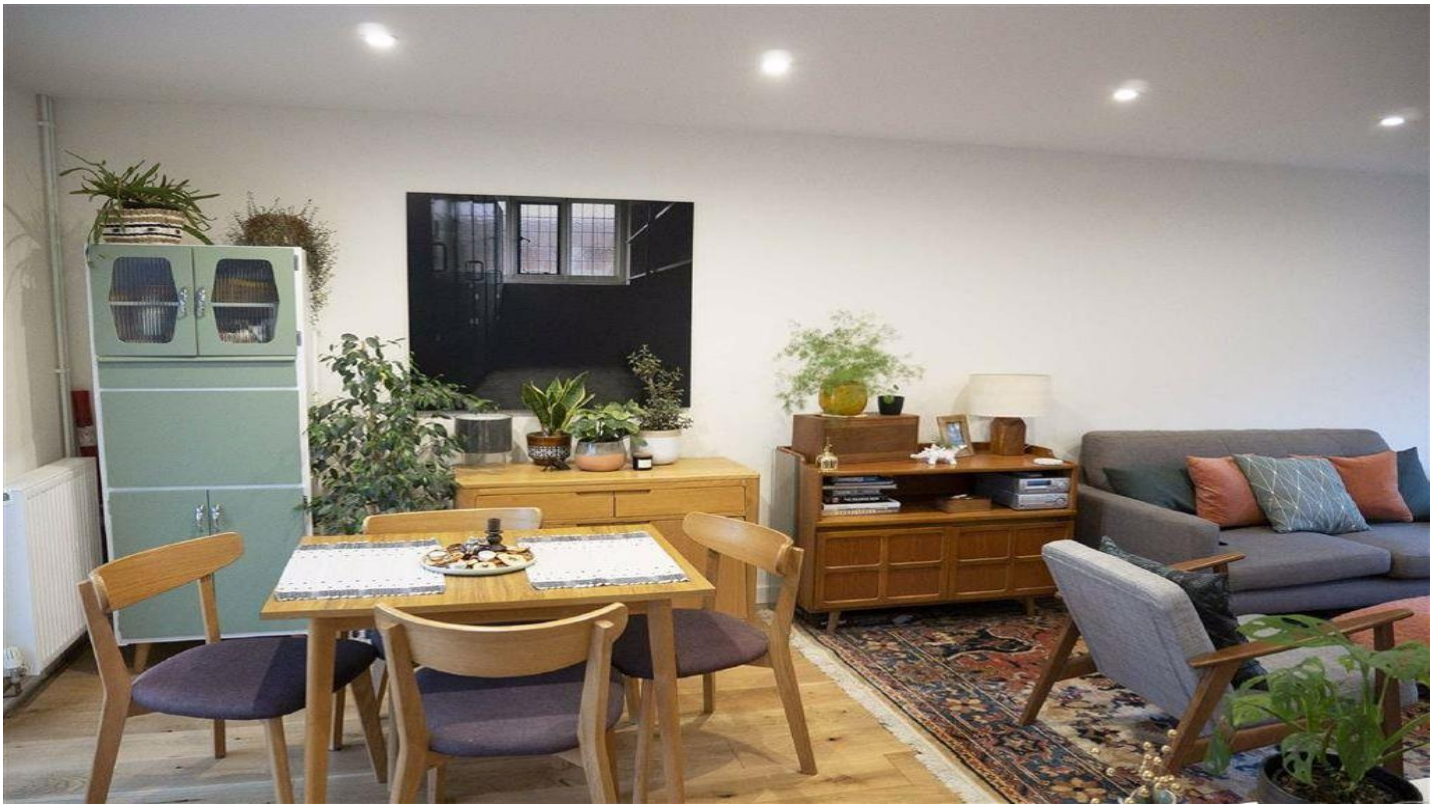
x1
Living Rooms

x1
Bathrooms

Where you are



RYLANDS ROAD, KENNINGTON
£300,000



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RYLANDS ROAD, KENNINGTON
£300,000

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LOCATION *i*NFORMATION

Features

A very well presented semi - detached house in the popular Kennington area, around a mile to the north of Ashford town centre. The tastefully decorated accommodation comprises an entrance hall, sitting/dining room, kitchen, three bedrooms and modern bathroom/WC. To the rear is a generous garden which enjoys a southerly aspect and the property also benefits from gas fired central heating, single garage, double glazing and was re-wired in 2020.

- **UPVC Casement Door to** -
- **Small Entrance Porch** - Solid wood casement door through to:
- **Entrance Hall** - Hardwood floor covering, stairs to first floor, telephone points, radiator, under stairs storage cupboard, door through to:
- **Kitchen** - Double glazed window to rear, range of fitted wall band base units, composite sink with mixer tap and drainer unit, four ring Neff gas hob with extractor hood and lighting above, plumbing and space for washing machine, dual aspect windows, tiled floor covering, downlighters. Open archway through to:
  3.53m x 2.84m (11'7 x 9'4)
- **Lounge** - Narrows to 10'3
  Hardwood floor covering, double glazed patio doors to rear and double glazed bay window to front, fireplace with tiled hearth housing wood burning stove, radiator, television aerial point, telephone point.
  6.88m x 4.09m (22'7 x 13'5)
- **First Floor:** -
- **Landing** - Double glazed window to side, doors to:
- **Bedroom One** - Double glazed bay window to front, radiator.
  4.32m x 3.63m (14'2 x 11'11)
- **Bedroom Two** - Double glazed window to rear, cupboard housing gas fired Worcester combination boiler, radiator.
  3.38m x 2.59m (11'1 x 8'6)
- **Bedroom Three** - Double glazed window to front, radiator.
  2.82m x 2.49m (9'3 x 8'2)
- **Bathroom/WC** - Panelled bath with mains shower over and glazed screen, tiled surround, frosted double glazed window to rear, wall mounted hand basin, contemporary style radiator, built in cupboard.
- **Garden** - A generous rear garden enjoying a southerly aspect, mainly laid to lawn with mature flowers and shrubs, panelled enclosed fencing, side gated access.
- **Garage** - Accessed via a shared drive.
- **Services** - All main services are connected.
- **Council Tax** - Ashford Borough Council Band: C.
- **Tenure** - Freehold.
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online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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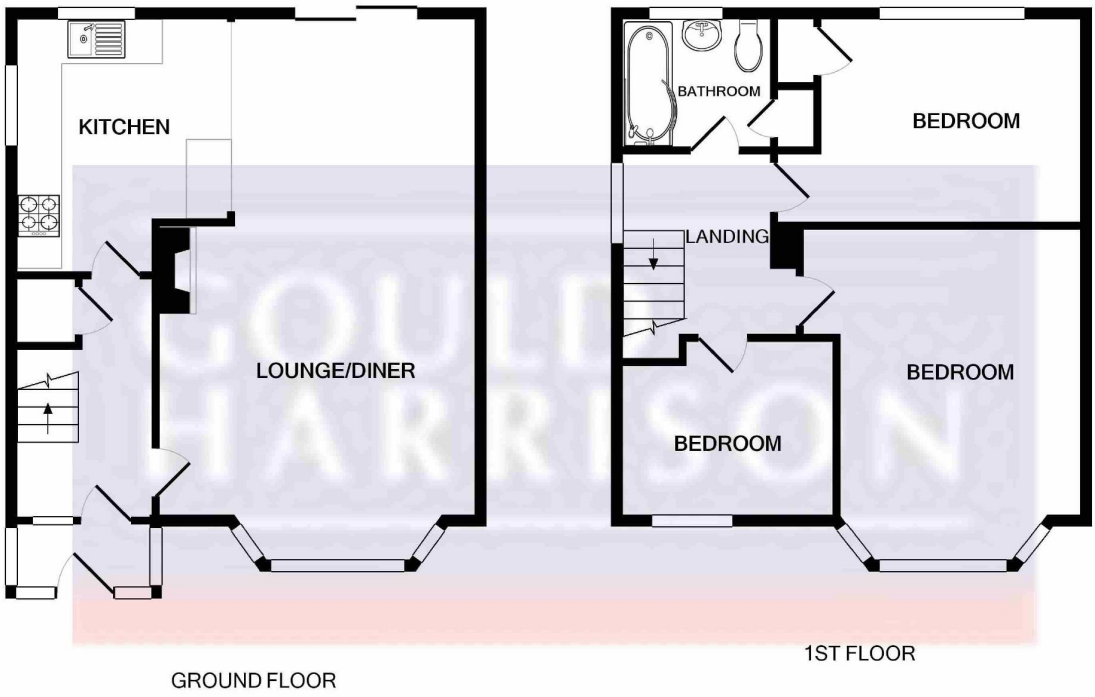
Floor Plans



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
Made with Metropix ©2021

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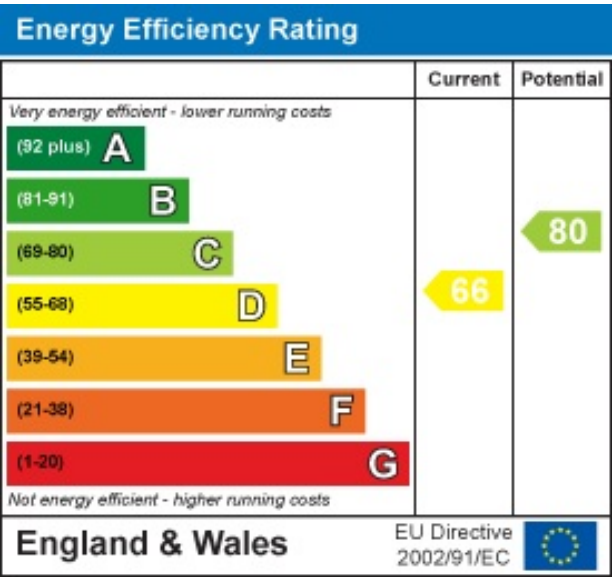
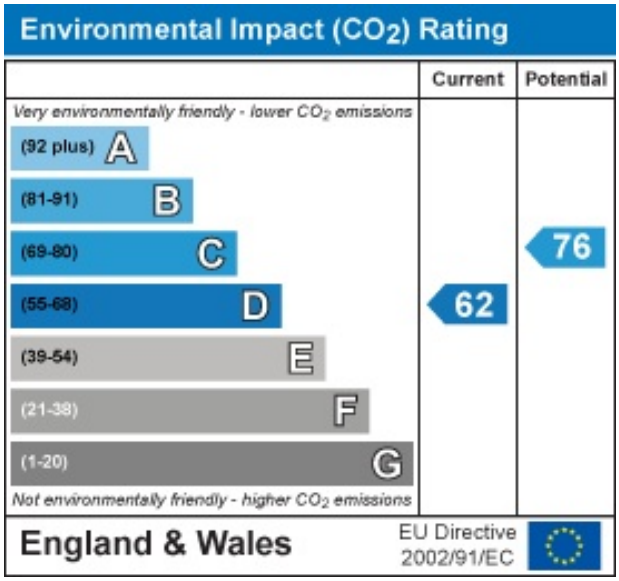
LOCATION *i*NFORMATION

Energy Performance Certificate

Below is the Energy Performance Certificate (EPC) for **Rylands Road**
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 **Rylands Road** 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 / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN24	£378474	£268736	£208720	£120597
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.

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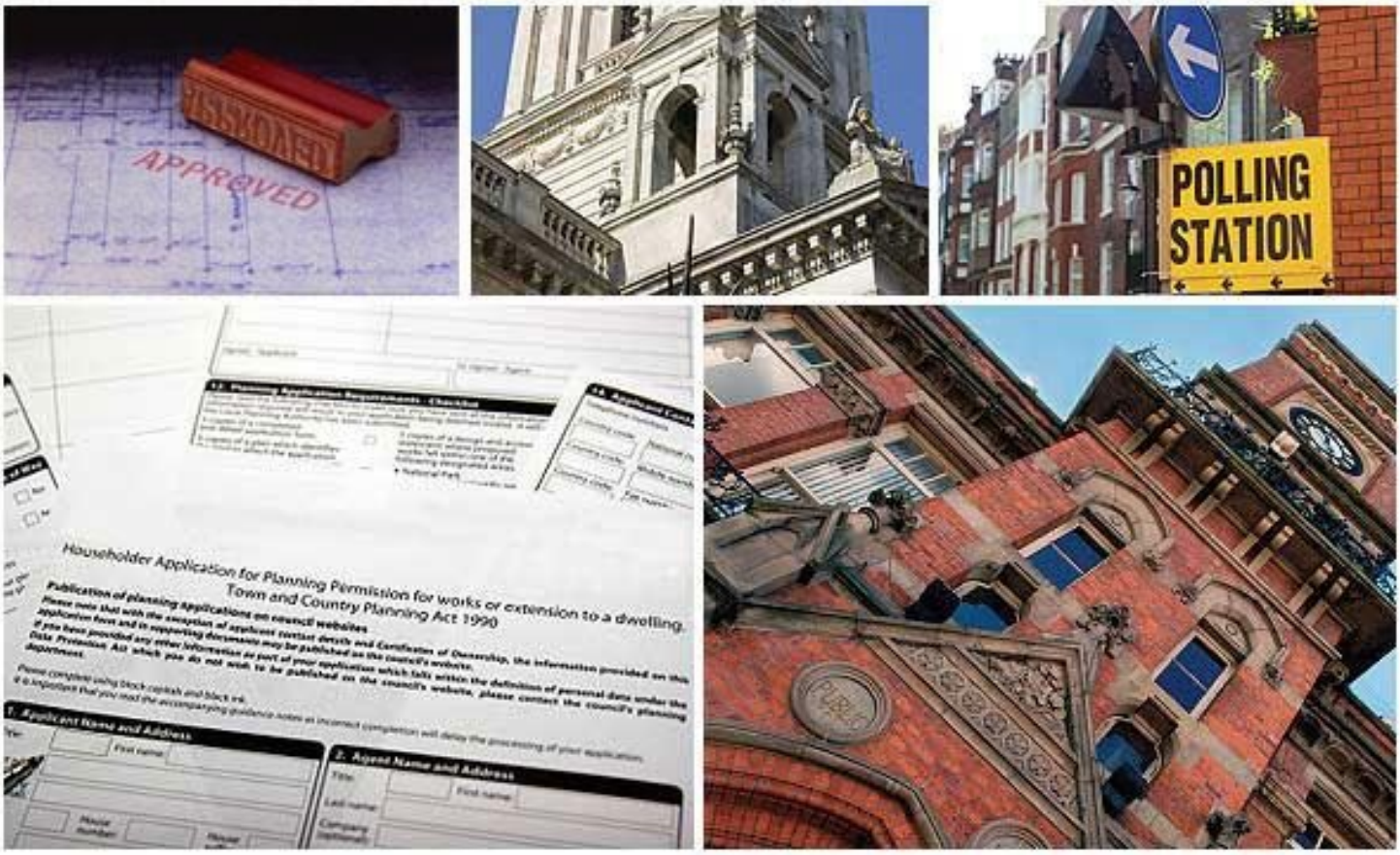
Everything you want to know about local authorities

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 **Rylands Road** 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.

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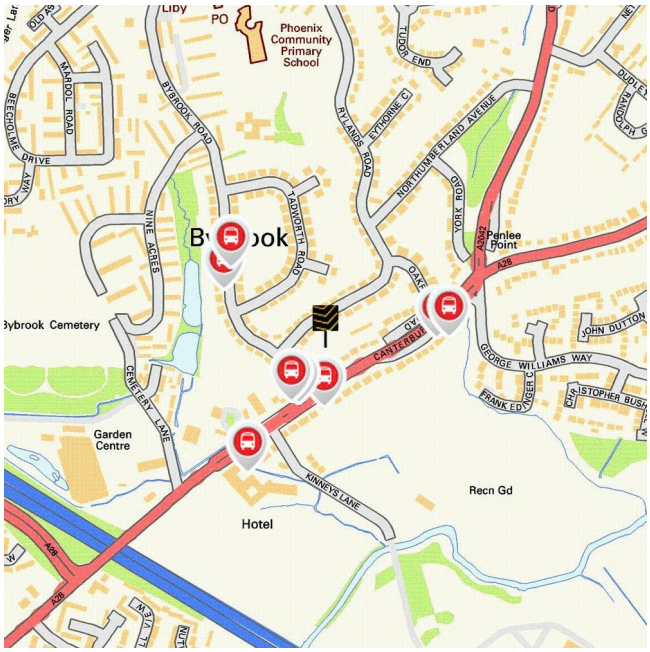
Everything you want to know about transport links

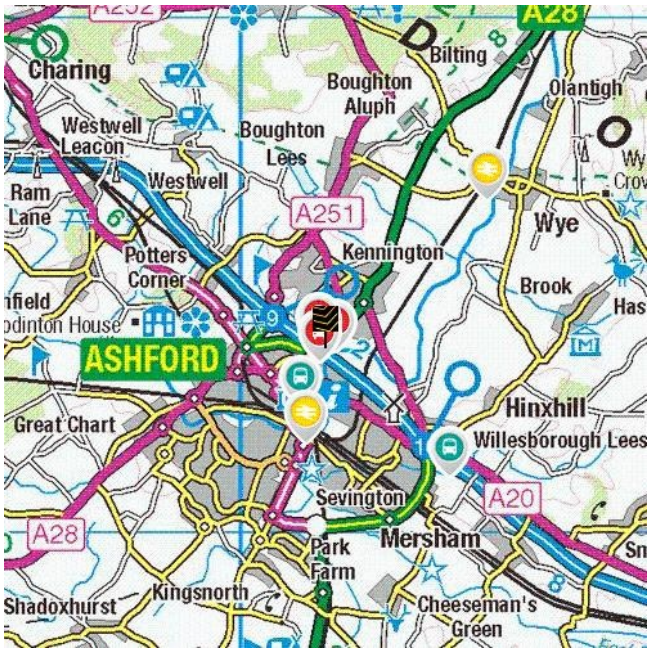
Transport Links

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 **Rylands Road**. 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





Transport Links

	Airports	Approx Distance
	Lydd London Ashford Airport	14.32 miles
	London Southend Airport	29.27 miles
	Biggin Hill Airport	38.61 miles
	London City Airport	43.11 miles
	London Gatwick Airport	45.28 miles

	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	11.09 miles
	Dover Western Docks Ferry Terminal	18.96 miles
	Dover Eastern Docks Ferry Terminal	19.38 miles
	Ramsgate Ferry Terminal	25.72 miles
	Gravesend Pier	29.73 miles
	Tilbury Ferry Terminal	30.03 miles
	Burnham on Crouch Ferry Landing	32.22 miles
	Wallasea Island Ferry Landing	32.23 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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Transport Links

Train Stations	Approx Distance
Ashford International Rail Station	1.12 miles
Wye Rail Station	2.68 miles
Charing (Kent) Rail Station	5.22 miles
Pluckley Rail Station	5.87 miles
Ham Street Rail Station	6.41 miles
Chilham Rail Station	7.13 miles
Westenhanger Rail Station	8.07 miles
Selling Rail Station	8.52 miles

Bus Stops	Approx Distance
Bybrook Road	0.05 miles
Rylands Road	0.06 miles
Rylands Road	0.06 miles
Penlee Point	0.11 miles
Tadworth Road	0.11 miles
Penlee Point	0.12 miles
Tadworth Road	0.12 miles
Bybrook Barn	0.14 miles

Coach Stops	Approx Distance
Ashford (Kent): Town Centre Coach Stops	0.74 miles
Willesborough (Ashford Kt): Hythe Rd. Coach Stop	2.13 miles
Sellindge (Kent): Ashford Rd Coach Stop	6.7 miles
Newingreen (Kent): Ashford Rd Coach Stop	8.34 miles
Hythe (Kent) Coach Stop	10.49 miles
Canterbury Bus Station	11.8 miles
Canterbury: Park & Ride New Dover Rd Coach Stop	11.82 miles
Seabrook (Kent): Seabrook Rd Coach Stop	11.9 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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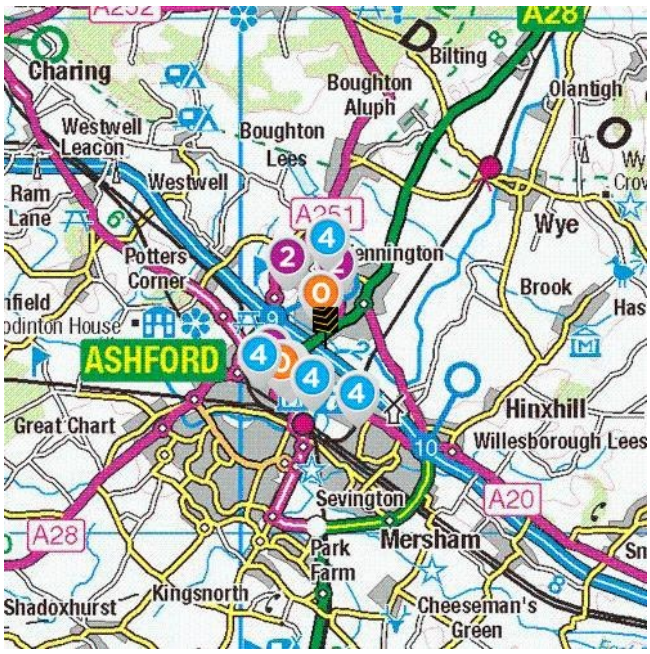
Everything you want to know about local schools

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



Key Stage 0

The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Rylands Road**. 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
0	**Name:** Sure Start Childrens Centre **Address:** Belmont Road, ASHFORD, Kent, TN24 9LS	0.35 miles
	Name: Ashford Play Nursery School **Address:** Wall Road, ASHFORD, Kent, TN24 8NZ	0.67 miles
	Name: Goldilocks Children's Nursery **Address:** Hollington Place, ASHFORD, Kent, TN24 8UN	0.71 miles
	Name: Ashford Play Nursery **Address:** 43 Albert Road, ASHFORD, Kent, TN24 8NU	0.73 miles

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

	Key Stage 2 - Information	Approx Distance
2	**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	0.35 miles
	Name: Kennington Church of England Academy **Address:** Upper Vicarage Road, Ashford, TN24 9AG **Contact Number:** 0123 3623744 **Age Range:** 7-11 yrs **Local Education Authority:** Kent **Religious Character:** Church of England	0.72 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	0.73 miles
	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	0.9 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.

Reading, Writing and Maths

	Name	Expected	Higher
2	Phoenix Community Primary School	50.0 %	3.0 %
	Kennington Church of England Academy	61.0 %	5.0 %
	St Teresa's Catholic Primary School - Ashford	58.0 %	6.0 %
	Goat Lees Primary School	67.0 %	13.0 %
	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		
2	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
	Kennington Church of England Academy	**Maths** **PM** -3.0 **Lower** -4.3 **Upper** -1.7	**Reading** **PM** -2.3 **Lower** -0.9 **Upper** N/A	**Writing** **PM** 3.0 **Lower** 1.6 **Upper** 4.4
	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
	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

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: 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	0.7 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	0.89 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	0.94 miles
	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	1.02 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
	Ashford School	0.0 %	0.0 %	0.0 %	0.0 %
	Highworth Grammar School	98.0 %	98.0 %	98.0 %	97.0 %
	The Norton Knatchbull School	96.0 %	97.0 %	95.0 %	93.0 %
	Towers School and Sixth Form Centre	48.0 %	43.0 %	32.0 %	41.0 %
	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
	Ashford School	6.0
	Highworth Grammar School	9.8
	The Norton Knatchbull School	9.7
	Towers School and Sixth Form Centre	8.2
	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.

	Key Stage 5 - Information	Approx Distance
	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	0.7 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	0.89 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	0.94 miles
	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	1.02 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	%
5	Ashford School	44.3 %
	Highworth Grammar School	23.6 %
	The Norton Knatchbull School	9.9 %
	Towers School and Sixth Form Centre	0.0 %
	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
5	Ashford School	0.4
	Highworth Grammar School	0.1
	The Norton Knatchbull School	0.0
	Towers School and Sixth Form Centre	-0.1

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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 **Rylands Road** 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	1.9 miles

	A&E	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	1.9 miles

	Walk-in Clinics	Approx Distance
	Willesborough Health Centre, The Willesborough Health Cntr, Ashford Kent, TN24 0HZ	1.71 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	0.21 miles
HOLLINGTON SURGERY, HOLLINGTON SURGERY, KENT, TN24 8UN	0.71 miles
NORTH STREET SURGERY, NORTH STREET SURGERY, KENT, TN24 8JR	0.75 miles
SYDENHAM HOUSE, SYDENHAM HOUSE MED CENTRE, KENT, TN24 8DN	0.91 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
Lower Hayesbank Surgery, Lower Hayesbank, ASHFORD, Kent, TN24 8HE	0.59 miles
Welldene Dental Care, Welldene Dental Surgery, ASHFORD, Kent, TN24 8JY	0.61 miles
Chopra & Associates Dental Surgery, 225 Faversham Road, ASHFORD, Kent, TN24 9AF	0.67 miles
R Patel, 8 New Rents, ASHFORD, Kent, TN23 1JJ	0.87 miles
Ashford Dental Access Centre, Vicarage Lane Clinic, ASHFORD, Kent, TN23 1NJ	0.88 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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Everything you want to know about local amenities

Amenities

What about local amenities?

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

	Local Grocers and Convenience Stores	Approx Distance
	Dhanda Stores, 2 Bockhanger Court, ASHFORD, Kent, TN24 9JJ	0.34 miles
	One Stop Community Stores Ltd, 3 George Williams Way, ASHFORD, Kent, TN24 9RZ	0.37 miles
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	0.94 miles
	One Stop Community Stores Ltd, Unit 1, ASHFORD, Kent, TN25 4AB	0.95 miles
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	1.35 miles

	Supermarkets	Approx Distance
	The Co-operative Food, 98 Faversham Road, ASHFORD, Kent, TN24 9DE	0.48 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	0.68 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	0.91 miles
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	1.12 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	1.35 miles

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

Amenities

Nightclubs	Approx Distance
Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	11.52 miles
Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	11.89 miles
Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	15.85 miles
Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	17.38 miles
Beluga, 73 Bank Street, MAIDSTONE, Kent, ME14 1SN	17.49 miles

Pubs / Bars / Inns	Approx Distance
The County Hotel -jd Wetherspoon, 10 The High Street, ASHFORD, Kent, TN24 8TD	0.78 miles
The Rose Inn - Shepherd Neame, Faversham Road, ASHFORD, Kent, TN24 9AJ	0.79 miles
George Hotel, 68 High Street, ASHFORD, Kent, TN24 8TB	0.81 miles
John Wallis - Stonegate Pubs, 8-9 Middle Row, ASHFORD, Kent, TN24 8SQ	0.83 miles
The British Volunteer - Shepherd Neame Pubs, 58 New Street, ASHFORD, Kent, TN24 8TT	0.86 miles

Wine Bars	Approx Distance
Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	11.61 miles
Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	11.76 miles
Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	11.94 miles
Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	14.15 miles
Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	14.89 miles

Restaurants	Approx Distance
Harvester, Canterbury Road, ASHFORD, Kent, TN24 9QA	0.1 miles
Harvester, Canterbury Road, ASHFORD, Kent, TN24 8QQ	0.17 miles
Bybrook Pavillion Restaurant & Tearoom, Bybrook Barn Garden Centre, ASHFORD, Kent, TN24 9JZ	0.21 miles
Marsh Restaurants, Cemetery Lane, ASHFORD, Kent, TN24 9JZ	0.21 miles
Mcdonald's Restaurants Ltd, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	0.5 miles

Golf Club / Courses / Professionals	Approx Distance
Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	1.43 miles
Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	3.44 miles
Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	8.15 miles
Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	9.52 miles
Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	9.58 miles

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Amenities

Places of Worship	Approx Distance
St Mary's Church Kennington, 212 Faversham Road, ASHFORD, Kent, TN24 9AF	0.67 miles
Kennington United Reformed & Methodist Church, Faversham Road, ASHFORD, Kent, TN24 9AJ	0.79 miles
Gatew ay Church, 14 Park Mall, ASHFORD, Kent, TN24 8RY	0.82 miles
Ashford Baptist Church, Station Road, ASHFORD, Kent, TN23 1PS	0.82 miles
St Teresa Rc Church, Priests House, ASHFORD, Kent, TN24 8TX	0.86 miles

Banks / Financial Institutions	Approx Distance
Barclays Bank Plc, 17 North Street, ASHFORD, Kent, TN24 8LF	0.74 miles
Natw est, 20 High Street, ASHFORD, Kent, TN24 8SH	0.78 miles
Santander, 60-62 High Street, ASHFORD, Kent, TN24 8SZ	0.82 miles
Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	0.82 miles
Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	0.83 miles

DIY Stores	Approx Distance
The Flat Pack Man, 28 Low er Denmark Road, ASHFORD, Kent, TN23 7SY	1.42 miles
Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	1.59 miles
B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	1.65 miles
Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	1.99 miles
Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	2.03 miles

Hotels	Approx Distance
Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	0.17 miles
Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	0.5 miles
Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	0.76 miles
The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	0.77 miles
Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	3.32 miles

Theatres / Concert Halls	Approx Distance
Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	10.75 miles
The Marlow e Theatre, The Friars, Canterbury, Kent, CT1 2AS	11.93 miles
Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL	12.23 miles
Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	15.01 miles
Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	17.52 miles

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Amenities

Cinemas	Approx Distance
Cinew orld, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	0.5 miles
The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	10.81 miles
Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	11.88 miles
Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	12.53 miles
The Silver Screen Cinema, The Tow n Hall, FOLKESTONE, Kent, CT20 1DY	14.04 miles

Leisure Centres	Approx Distance
The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	0.99 miles
Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	1.59 miles
Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	2.8 miles
Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	10.49 miles
Kings School Recreation Centre, 1 St Stephens Road, CANTERBURY, Kent, CT2 7HU	12.2 miles

Newsagents	Approx Distance
Savers New sagent, 57 Faversham Road, ASHFORD, Kent, TN24 9DD	0.37 miles
Raj's New sagents Ltd, 79 Hythe Road, ASHFORD, Kent, TN24 8PH	0.8 miles
Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	0.93 miles
County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	0.99 miles
South Willesborough New sagents, 63 Gladstone Road, ASHFORD, Kent, TN24 0BZ	1.84 miles

Post Offices	Approx Distance
Kennington Post Office, 225 Faversham Road, ASHFORD, Kent, TN24 9AF	0.67 miles
Post Office Ltd, Tufton Street, ASHFORD, Kent, TN23 1AA	0.9 miles
North Willesboroughs Post Office, 104 Albemarle Road, ASHFORD, Kent, TN24 0HN	1.34 miles
New tow n Stores & Post Office, 20 New tow n Green, ASHFORD, Kent, TN24 0PE	1.53 miles
Willesborough Post Office, 65 Church Road, ASHFORD, Kent, TN24 0JZ	1.61 miles

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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 **Rylands Road**. 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 - Bybrook** and it has a population of **2678**.

Bybrook ward is an urban area with more than 1,000 households.

Your Local Policing Team			
Name	**Rank**	**Tel No.**	**E-mail**
Jasmine Bloomfield	Sergeant	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	101	
Adam Brooks	PCSO	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 **Rylands Road** 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) 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 national average.

	Output Area	National
0-4	8.28% (25)	5.96% (2926238)
5-14	12.91% (39)	12.93% (6351576)
15-24	10.26% (31)	12.18% (5985323)
25-34	11.26% (34)	14.36% (7054271)
35-44	14.9% (45)	14.94% (7341900)
45-54	12.91% (39)	13.22% (6494262)
55-64	11.92% (36)	10.54% (5177261)
65-74	9.93% (30)	8.35% (4102841)
75-84	6.62% (20)	5.6% (2751135)
>85	0.99% (3)	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	National
None	25.69% (56)	28.85% (10251674)
Level 1	16.06% (35)	16.63% (5909093)
Level 2	26.15% (57)	19.36% (6877530)
Level 3	7.34% (16)	8.34% (2962282)
Level 4 or 5	13.76% (30)	19.9% (7072052)
Unknown	11.01% (24)	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	National
Employee part time	19.82% (43)	11.81% (4196041)
Employee full time	43.32% (94)	40.81% (14499241)
Self employed part time	1.38% (3)	1.95% (694033)
Self employed full time	5.53% (12)	6.36% (2260955)
Unemployed	1.84% (4)	3.35% (1188855)
Full time students	3.23% (7)	2.58% (917582)
Student	2.3% (5)	4.67% (1660564)
Retired	16.13% (35)	13.54% (4811595)
Looking after home family	5.07% (11)	6.52% (2316229)
Permanently sick/disabled	0.0% (0)	5.3% (1884901)
Other	1.38% (3)	3.1% (1102095)

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

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