

# THE MODERN HOUSE



*New Ash Green, Kent  
Sold*

## Punch Croft IV

This bright, four-bedroom, end-of-terrace 'Span' house, with a private garden, is situated on the Punch Croft Estate in the renowned village of New Ash Green, Kent. Built to a design by Eric Lyons in 1968, it is a great example of a type 'K' house, with almost 1,250 sq ft of internal space. As is typical with Span developments, large windows flood the house with light while granting views over the carefully considered communal spaces of the estate.

### *The Architect*

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 employed the architect Eric Lyons for the majority of their projects, had a strong belief in excellence and quality in their housing design and, just as importantly, in the landscaping and environment in which the houses were placed. For more information, see the History section below.

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*South-East England  
Sold*

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### *The Tour*

Entered through a porch, the original part of the house is composed of a large open-plan kitchen and dining room, which is connected to a generous sitting room through an original sliding door. Much of this space has a wonderful reclaimed oak-parquet running underfoot.

The extension houses a second living space that has a charming cork floor and is lit through expanses of glazing on two sides. It has direct access to the private garden via floor-to-ceiling sliding doors. There is also a coat and utility cupboard and guest WC on this level.

On the upper level, there are four bedrooms, one of which is currently used as a study, and a good-sized family bathroom. Exposed brick walls and timber-clad ceilings in two of the rooms lend a sense of character and texture to the spaces. The second-largest of the bedrooms is located above the extension and has a sun-yellow floor and a fantastically high vaulted ceiling with exposed truss beams. Another of the bedrooms has a pull-out bed, which is discreetly hidden behind a curtain.

### *Outdoor Space*

Punch Croft is in a particularly quiet and verdant position, a stone's throw from many good walks and bicycle rides through the Kent countryside. This particular house not only has a private – and beautifully planted – garden with a pergola, but also looks onto a communal garden to the front and opens onto another larger, shared green space to the rear. Minutes away is The Pavilion, a sports club with tennis courts.

### *The Area*

New Ash Green is a remarkable village in the Kent countryside that was almost entirely built in the late 1960s and early 1970s. It is a large village with a range of shops and services (a small supermarket, a library and a doctor's surgery), and extensive green spaces including a beautiful village green, communal orchards, fields and woodland. There are a number of nearby grammar schools (Dartford, Gravesend, Wilmington) as well as numerous private schools. New Ash Green itself has a well-regarded primary school. There are also good pubs and eateries nearby, including gastropub The Royal Oak. Beyond New Ash Green, further shops and services can be found at Bluewater Shopping Centre (approximately five miles) and Sevenoaks (approximately 10 miles).

New Ash Green is well located for train services into London and for access to the motorway network. Longfield (approximately two miles) is the closest station and runs services to London Victoria in 30 minutes. Ebbsfleet (approximately six miles) runs services to St. Pancras in 18 minutes.

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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”.