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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and should be used as a guide only. The plan is for illustrative purposes only and is not intended to be used as a contract. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficacy. Made with Magicplan 6/2019





EPC Rating:
D



Situated on the outskirts of the village of Shadoxhurst is this substantial and versatile five bedroom detached family home. This property enjoys stunning open views to the front and benefits from a lovely rear garden stretching to 300ft (0.3 acres plot size) and backing onto woodland. The lucky purchasers of this property will also benefit from a Hot Tub situated in a secluded summer house away from the main property.

The village enjoys good public transport links to Ashford Town Centre and the International Train Station as well as good local amenities which includes a village hall together with the sports pavilion which caters for all kinds of activities and the village Post Office/Shop at Stubbs Cross is well stocked. The King's Head is a popular family run award winning pub where a warm welcome is assured and good food is the order of the day! Clubs

and organizations in the village include Cubs, Scouts, Brownies, Rainbows and Guides and the Ladies Social Club. There is a Mother and Toddler Club and Playschool and for the more active there is a Football Club, Karate Club, Short Mat Bowls, Walking Group and a Fitness centre.

The main entrance to the property is located to the side of the house and leads through to a good sized entrance hall, recently decorated and with a new Karndean flooring laid, with doors leading to a ground floor shower/wet room, three bedrooms (although one is currently used as a formal dining room and the smallest as a home office/study). Also off of the main entrance hall is the large spacious lounge with statement feature fireplace and inset log burner style LPG fire. The stairs also lead from lounge to the first floor. To the rear there is a

- Five bedroom detached family home
- Large plot measuring 0.3 acres and garden stretching to 300ft!
- Garden room housing Hot Tub
- Overlooking fields to the front

conservatory with lovely outlook over the garden. Also accessed from the lounge is the kitchen/breakfast room which benefits from ample storage cupboards and worksurfaces, Rangemaster cooker and cooker hood, built-in dishwasher and plumbing and space for an American style fridge/freezer and washing machine. Double doors lead out to the rear garden. Upstairs are two large double bedrooms, both benefitting from Air Conditioning with the master bedroom also enjoying a wall of fitted wardrobes, walk-in wardrobe and en-suite shower. The main bedroom also enjoys far reaching views across farmland to the front. The family bathroom comprises a three piece suite with a bath and shower over, WC and was basin and has a Jack & Jill door with a door to both the landing and main bedroom. Externally to the front of the property is a driveway offering plenty of space to park the cars off the road, and also provides access to the detached single garage. There is gated side access to both sides of the property leading to the rear garden. Measuring 300ft, the garden features a large patio adjacent to the property, block pathway which winds all the way through the garden to the very bottom, which backs onto woodland. Throughout the garden are planted borders and beds, a second patio area with garden shed and a summer house which houses the hot tub. There is also an alarm which was installed in January 2019.

Tenure: Freehold
Local Authority: Ashford Borough Council

