

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright Varniergray.
 Plan produced using PlanUp.

Total area: approx. 151.6 sq. metres (1632.0 sq. feet)





EPC Rating:
TBC



Deceptively spacious and immaculately presented detached family home situated in a semi-rural location on the outskirts of the popular Shadoxhurst Village. This lovely property has recently been fitted with a new modern kitchen with other benefits including spacious and flexible living accommodation, self-contained office unit in garden and views opposite over fields.

The village of Shadoxhurst 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.

- Immaculately Presented Family Home
- 4 Bedrooms
- Semi-Rural Village Location
- Recently Updated Kitchen
- Spacious Living

The accommodation on offer comprises of an entrance hall with access to most rooms, storage cupboard and stairs to first floor. The lounge is positioned to the front of the property which leads through to the study both with outlook over front garden. The recently modernised kitchen/diner is located to the rear of the property with doors leading through to rear garden and also with the benefit of a utility room. To the ground floor are 3 of the bedrooms with dressing room and ensuite from master, there is also an additional cloakroom and family bathroom. Up to the first floor is an additional bedroom with large attic space storage. Externally the property is access over a block paved drive which provides ample parking for multiple vehicles, there is also a lawned area. To the rear the garden is mostly laid to lawn with gated side access and range of shrub borders, there is also timber shed for storage as well as handy self-contained home office.

For full measurements and layout please see attached floorplan.

