



Woodchurch Road, Shadoxhurst, Ashford, Kent. TN26



DESCRIPTION

A substantial 17th Century Grade II Listed period farmhouse with an abundance of character and well situated in approximately 0.25 acre within the centre of the village of Shadoxhurst. This fabulous six bedroom property retains many period features and with over 3000 sq ft of accommodation it provides much flexibility as well as potential for separate living. On the ground floor there is an entrance hall, sitting room with large fireplace and wood stove, drawing room, study, kitchen breakfast room, utility room, cloakroom and a further reception room ideal for an office or playroom. The first floor is accessed by a wide staircase leading to a light and attractive landing area. There are 3 bedrooms, a dressing room/bedroom 4 and a spacious shower room. The second floor provides 2 further bedrooms, ideal for teenagers or hobbies. This property also benefits from central heating, off road parking and a large and attractive wrap around garden.

LOCATION

Shadoxhurst benefits from some local amenities including a popular public house, churches, village hall and recreation field. A post office stores is nearby at Stubbs Cross. The M20 motorway is easily accessible at Junctions 9 & 10 and Ashford International Station provides a fast service to London.

Services: Mains electricity, water and drainage. Oil fired central heating.

Tenure: Freehold

Council Tax: Band G

Flood Risk: Very Low (Source - Gov.uk)

Broadband: Standard /Superfast (Source - OFCOM)

Mobile Phone Signal: Outdoor Likely (Source - OFCOM)

Directions: what3words ///shelving.highbrow.replayed

R1720





ACCOMMODATION

Entrance Hall Wide Staircase to first floor.

Drawing Room Wood burning stove set into brick fireplace with slate hearth. Stripped timber floorboards. Radiator.

Sitting Room Beamed ceiling and a large attractive fireplace with wood burning stove and timber bressumer. Radiator. Built in book shelving.

Study Fireplace with exposed brickwork. Double leaf door to patio and garden. Radiator.

Kitchen A range of floor mounted kitchen storage units with timber worksurface. Stainless steel 2 bowl sink with mixer tap and drainer. Tiled splashback. Built in shelving. Recessed ceiling spotlights. Stable door to the rear garden. Radiator. Space for a range style cooker with stainless steel recycler and light over. Space for a dishwasher.

Utility Room Attractive tiled flooring and walls. Floor mounted oil-fired boiler. Shelving. Space and plumbing for a washing machine.

Reception Room/Office A double aspect room with stripped timber flooring. Radiator. Shelving. Room temperature thermostat.

Cloakroom White suite comprises low level close coupled wc, pedestal wash hand basin. Attractive tiled flooring. Extractor fan.

Stairs to First Floor Landing Attractive landing with exposed timbers and floorboards. Stairs to second floor with under stair cupboard. Radiator. Access to under eaves area.

Bedroom A spacious and attractive bedroom with exposed timbers and floorboards. Fireplace with stripped timber surround and blue tiling. Built in wardrobe cupboard. Radiator.

Bedroom/ Dressing Room A bright double aspect room. Radiator.

Bedroom Attractive exposed floorboards and beams. Radiator.

Bedroom Built in cupboards. Radiator.

Shower Room White suite comprises low level close coupled wc, double width shower enclosure with rain head and spray, wash hand basin. Mirror with light, Bluetooth and shaver's socket. Radiator. Built in vanity cupboard. Airing cupboard housing hot water cylinder and linen shelves.

Stairs to Second Floor Landing Attractive exposed beams. Door to under eaves storage. Built in shelving and clothes hanging rail.

Bedroom Dormer window to front.

Bedroom Dormer window to front.

Garden The attractive and spacious gardens are fully enclosed and mostly laid to lawn with a variety of trees including willow, eucalyptus, maple, beech and fruit trees. Water well. Paved patio areas. Timber tool shed with power. Outside lights and tap. Driveway providing ample off road parking.

Agents Note

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

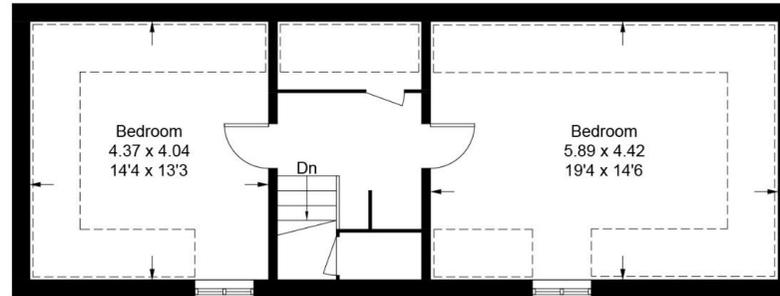






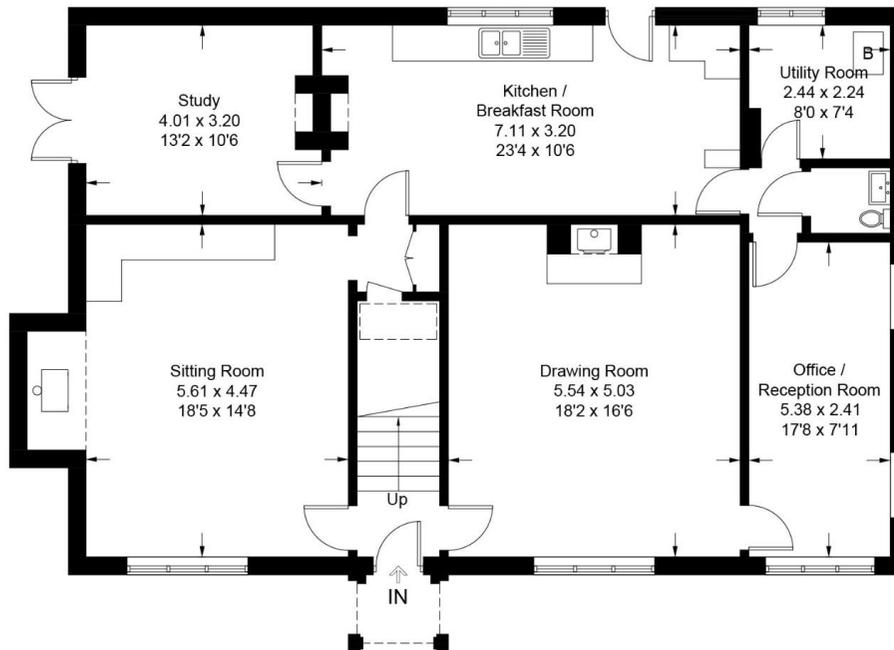


Approximate Gross Internal Area
 Ground Floor = 124.6 sq m / 1341 sq ft
 First Floor = 104.2 sq m / 1121 sq ft
 Second Floor = 55.2 sq m / 594 sq ft
 Total = 284.0 sq m / 3056 sq ft

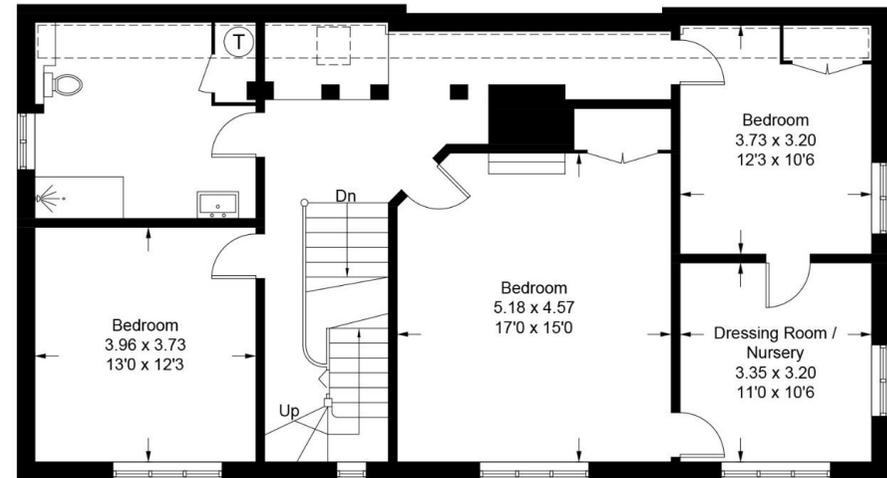


Second Floor = 55.2 sq m / 594 sq ft

= Reduce head height below 1.5m



Ground Floor = 124.4 sq m / 1339 sq ft



First Floor = 104.2 sq m / 1121 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



KENT &
EAST SUSSEX



angela-hirst.com
admin@angela-hirst.co.uk
t: 01233 731177 / 0845 521 1980