



'Our Focus Determines Your Reality'



Blindgrooms Lane
Shadoxhurst
Kent
TN26 1HN



Entrance Hall * Sitting Room * Family Room * Sun Room
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom Suite * Four Further Bedrooms
Family Bath/Shower Room

Enclosed Garden * Summer House * Home Office
Extensive Garaging * Off Road Parking



STRIKING RURAL FAMILY HOME

This striking family home has just undergone complete renovation and remodelling and is presented to a high specification throughout. Situated on an exclusive no through country lane in the village of Shadoxhurst, the property enjoys views over the adjoining farmland and whilst occupying a rural location is not isolated. The property benefits from a number of outbuildings, one of which is a home office providing the flexibility demanded of today's modern living.

The light-filled accommodation consists of an entrance hall, a double aspect sitting room with brick fireplace and bi-fold doors to the terrace, a double aspect family room with doors to the garden and fireplace with log burning stove, a double aspect sun room with doors to the garden, a kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom suite comprising a bedroom, shower room and dressing room, four further double bedrooms and a family bath/shower room.

Outside the enclosed garden is laid predominantly to lawn bordered with mature hedging and interspersed with a variety of trees, paved terrace, gravel driveway providing off road parking, extensive garaging has planning to develop by adding an upper floor, a summer house and a home office. There is also planning to create an annexe Ashford Borough Council Planning reference PA/2022/2038.



SHADOXHURST

Dating back to the 13th century, Shadoxhurst has two churches one of which itself dates back to the 13th century, and is delightful.

The facilities in the village include a village hall, sports pavilion, The King's Head pub and a post office/shop at Stubbs Cross. For more extensive shopping Ashford is within easy driving distance.

There are a variety of clubs and organisations in the area catering for all age groups.

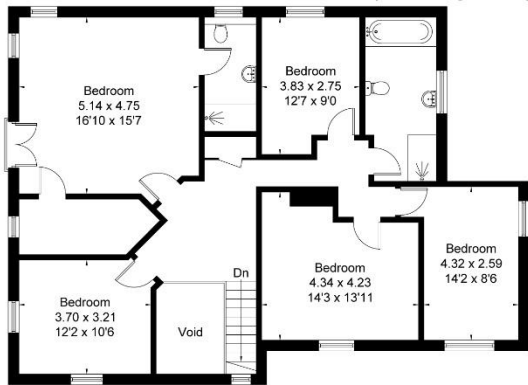
SCHOOLS AND CONNECTIONS

There are a variety of excellent state schools for children of all ages, in particular the well-regarded Ashford Grammar School. Public Schools in the area include The Ashford School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans and Sutton Valence.

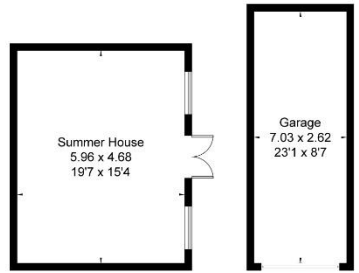
There are easy links to the motorway network and Ashford International Station is a short drive.



Approximate Area = 259.3 sq m / 2791 sq ft
Outbuildings = 110.3 sq m / 1187 sq ft
Total = 369.6 sq m / 3978 sq ft
(Including Garages / Excluding Void)

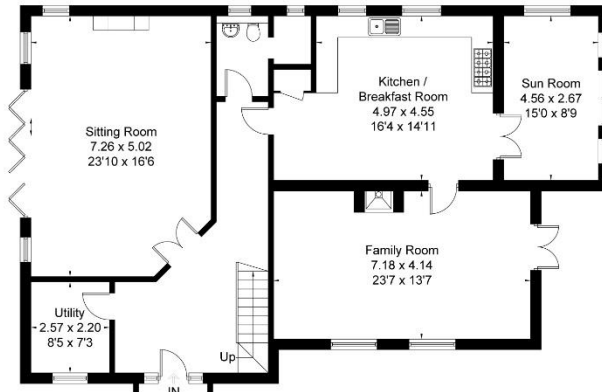


First Floor

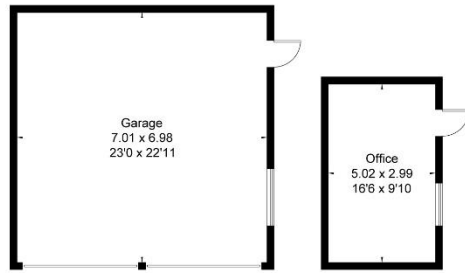


(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

Outbuildings

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304406



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage, currently cess pit but treatment plant will be installed prior to exchange.

Ashford Borough Council Planning Reference PA/2022/2038

EPC Rating: D – full details available on request

Ashford Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com