



'Our Focus Determines Your Reality'



Shadoxhurst Road
Woodchurch
Kent
TN26 3PW



Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room
Study * Sun Room * Playroom * Utility Room * Boot Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath and Shower Room

Enclosed Grounds Approx. 2.5 Acres * Four Stall Stable Block
Double Garage * Driveway Parking



PERIOD FAMILY HOME IN RURAL LOCATION

Believed to date from the 1830's with later additions, this attractive, detached, period family home offers well-proportioned accommodation sitting in approximately 2.5 acres of charming garden and paddocks together with a four stall stable block.

On the ground floor, the accommodation consists of an entrance hall with tiled floor and exposed brick fireplace, a sitting room with fireplace and log burning stove, and doors opening into the sun room, and a double aspect dining room with fireplace; in addition there is a study, a kitchen/breakfast room, a utility room, boot room, double aspect playroom and cloakroom.

The first floor comprises a double aspect principal bedroom with ensuite bath and shower room, three further double bedrooms and a family bath and shower room.

Outside, a gravel driveway provides off road parking for several vehicles and leads to the double garage. An area of lawn adjoins the driveway together with well-stocked mature flower and shrub beds. A sculpted, paved and gravel, terrace wraps around the side and rear of the property and adjoins the lawn which is interspersed with a variety of mature trees, hedging and flower and shrub beds. There is access from the garden to the paddock. From the drive a concrete path leads to the stable block consisting of four stalls, one of which is a hunter box/feed/storeroom. Post and rail fencing encloses the concrete yard. The entrance to the paddocks is across the path and is again fenced this time with stock fencing. Within the paddock there is an area of orchard.





WOODCHURCH

On the outskirts of the village of Woodchurch with the charming village green and local amenities including the village church, village hall, village store, butchers, two public houses both with restaurants, two garages, a doctors' surgery, primary school and weekly visit from a fish and chip van.

The popular tree lined town of Tenterden is a short drive away and has a wealth of shops and amenities serving all day-to-day requirements. Ashford and Tunbridge Wells offer a more comprehensive range of shopping and restaurants.

SCHOOLS AND CONNECTIONS

The area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups. In particular the well-regarded Ashford Grammar School and public schools including The Ashford School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans and Sutton Valence.

Convenient for Ashford International Station with fast rail link to London and Eurotunnel for links to Europe. The M20 motorway with links to the M25 is accessed from Ashford.



Shadoxhurst Road, TN26

Approximate Gross Internal Area = 221 sq m / 2382 sq ft
Approximate Garage Internal Area = 28 sq m / 302 sq ft
Approximate Outbuildings Internal Area = 48 sq m / 517 sq ft
Approximate Total Internal Area = 297 sq m / 3201 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity and water. LPG central heating. Septic tank.

Ashford Borough Council - Council Tax Band F

EPC Rating: E – full details available on request

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



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