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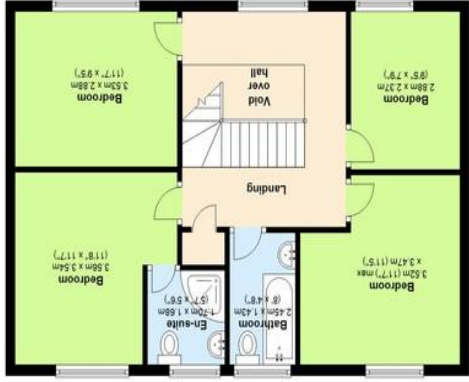
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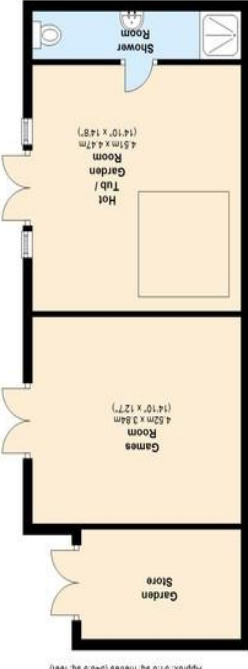
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Ground Floor  
Approx. 120 sq. metres (1292.0 sq. feet)



First Floor  
Approx. 62 sq. metres (667.2 sq. feet)



Garden Rooms  
Approx. 51 sq. metres (548.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by and prospective purchasers.  
Plan produced using PlanUp.





EPC Rating:  
**37**



Well Presented Detached Executive Family Home located within lovely Semi-Rural location of Tally Ho Road, Shadoxhurst offered to the market with No Onward Chain.

This property sits within a fabulous level plot measuring approximately 2/3rds of an acre which backs onto woodland and benefits from spacious extended living accommodation and 4 Bedrooms to the first floor. There is also approved planning permission for further extension under local planning reference number: 17/00760/AS

Shadoxhurst is situated to the South of Ashford with great access to the historical Town of Tenterden and Hamstreet village, 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 property is approached through an attractive five bar gate along a private gravelled drive. The accommodation comprises: Welcoming entrance hall with stairs to first floor, Cloakroom with internal door to Garage, Double Aspect Lounge/Diner with

- NO CHAIN
- Detached Executive Family Home
- Lovely Semi Rural Location
- Plot Size of Approx. 2/3 of an Acre

LPG Feature Fire, Modern Fitted Kitchen with Utility Room, Large Family Room with further feature fire place. To the first floor is a lovely landing with views over the farm land to the front, leading to 4 Bedrooms with ensuite to Master and Family Bathroom. Externally there is a spa outbuilding with Hot Tub and shower room in addition to further study/play room.

- Hallway
- Cloakroom
- Lounge/Diner □ 21'6 x 11'7 & 11'7 x 9'1
- Kitchen □ 15 x 8'7
- Utility Room
- Family Room □ 18'6 x 18'4
- First Floor Landing
- Master Bedroom □ 11'8 x 11'7
- EnSuite □ 5'7 x 5'6
- Bedroom □ 11'7 x 11'5
- Bedroom □ 11'7 x 9'5
- Bedroom □ 9'5 x 7'9
- Family Bathroom □ 8 x 4'8
- Double Garage □ 16'4 x 16
- Hot Tub Room □ 14'10 x 14'8
- Games Room/Study □ 14'10 x 12'7

Tenure: Freehold

Local Authority: Ashford

