



Meadow Cottage, Church Lane , Shadoxhurst, TN26 1LY

NO CHAIN

Meadow Cottage is an attractive 4/5 bedroom property with Detached Triple Garage and Summer House. The property also benefits from having a separate Licensed Boarding Kennels which could provide an income. The whole property sits in approximately 1 acre of land (tbv) situated in a quiet lane in the sought after village of Shadoxhurst.

GUIDE PRICE £850,000

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, Shadoxhurst, TN26 1LY



- CHAIN FREE
- ENSUITE SHOWER ROOM
- GROUNDS OF APPROX 1 ACRE (TBV)
- DETACHED BUNGALOW
- DETACHED BARN/TRIPLE GARAGE
- SUMMER HOUSE
- 4/5 BEDROOMS
- LICENSED KENNELS
- DRIVEWAY

The current owners bought the property approximately 11 years ago and converted the loft putting three bedrooms, one with ensuite and a family bathroom upstairs. The main and second bedrooms have the benefit of fitted wardrobes. On the ground floor the front door leads into a hallway with stairs to the left and a living room with woodburning stove to the right. There is a kitchen and a large utility/sun room with a door leading out to the back garden, two further reception rooms, a dining room and downstairs shower room as well as two handy storage cupboards. Immediately outside the back door is a patio area and a large lawned area with hot tub. The garden then extends out further into woods where you will find the summer house hidden amongst the trees.

A real feature of this property is the large detached triple garage/barn with its large windows and vaulted ceiling which is currently used as a gym/games room with a bar area. Hot water for the main house is provided by solar panels. There is a driveway providing parking at the front of the property. This property offers huge potential for the new owner to put their own unique stamp on it and must be viewed to be fully appreciated.



Directions

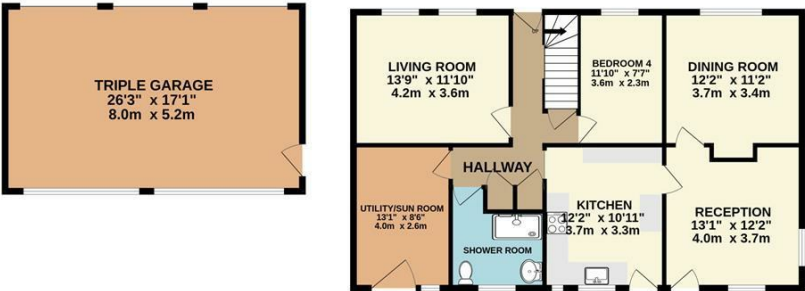
From our offices, head north-east on the High Street/A28 towards Recreation Ground Road, follow on to A28 and then turn right onto Oaks Road/B2067 and then slight left to stay on Oaks Road/B2067 then turn right onto Beacon Oak Road. Turn left onto Roethorne Gardens/Woodchurch Road/B2067 and continue to follow B2067 for approx 3.8 miles. Then turn left onto Front Road and after a short distance turn right onto Lower Road. Continue straight for approx 3.2 miles and then turn right into Church Lane. Proceed for about a mile and the property will be found on the left hand side.



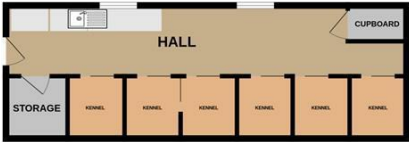
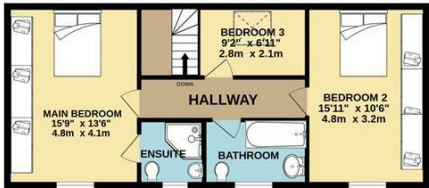


Floor Plan - Please note the outbuildings are to the side of the property not the front

GROUND FLOOR
1966 sq.ft. (182.7 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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