



Lone Field

Shadoxhurst, Kent, TN26



DESCRIPTION

A 3 bedroom detached bungalow on a no through road in a village location. The well-presented accommodation includes an entrance hall, sitting room, kitchen/ diner, shower room and a conservatory. This property also benefits from double glazing, good size gardens, a garage and off road parking.

LOCATION

Shadoxhurst benefits from some 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.

Guide Price: £399,000

Services: Mains electricity, water and drainage.

Tenure: Freehold

EPC: E

Council Tax: Band D

Broad Band: Standard/Superfast

Flood Risk: Very Low

Mobile Phone Signal: Yes

Directions: what3words [///storerom.media.afflict](https://www.what3words.com/#!/storerom.media.afflict)





The accommodation comprises:

Entrance Hall

Wall mounted electric storage heater. Air circulation system vent.

Sitting Room

Wall mounted electric storage heater. Fireplace with electric coal effect heater.

Bedroom

Wall mounted electric storage heater.

Bedroom

Wall mounted electric storage heater. Built in wardrobe cupboards. Television aerial point.

Bedroom

Currently used as a dining room. Wall mounted electric storage heater.

Shower Room

The white suite comprises low level close coupled wc, wash hand basin set in vanity unit with cupboards, drawers and worksurface, corner shower enclosure. Tiled floor and walls.

Kitchen

Floor and wall mounted kitchen storage units with ample worksurface and surface lighting. Built in electric double oven and 4 plate electric hob with Bosch recycler and light over. Built in dishwasher and fridge freezer. Wall mounted electric storage heater. Airing cupboard housing factory lagged hot water cylinder, linen shelves.

Conservatory

Tiled floor. Floor mounted storage unit with space for a washing machine. Wall light. Wall mounted electric storage heater.

Outside

The good size rear garden is mostly laid to lawn with shrubs, borders, hedges and a patio area. Pedestrian side gate. Outside light and tap. 2 x Timber tool sheds. Greenhouse.

The front garden is laid to lawn and a driveway provides off road parking and access to the garage.

Agents Notes

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.

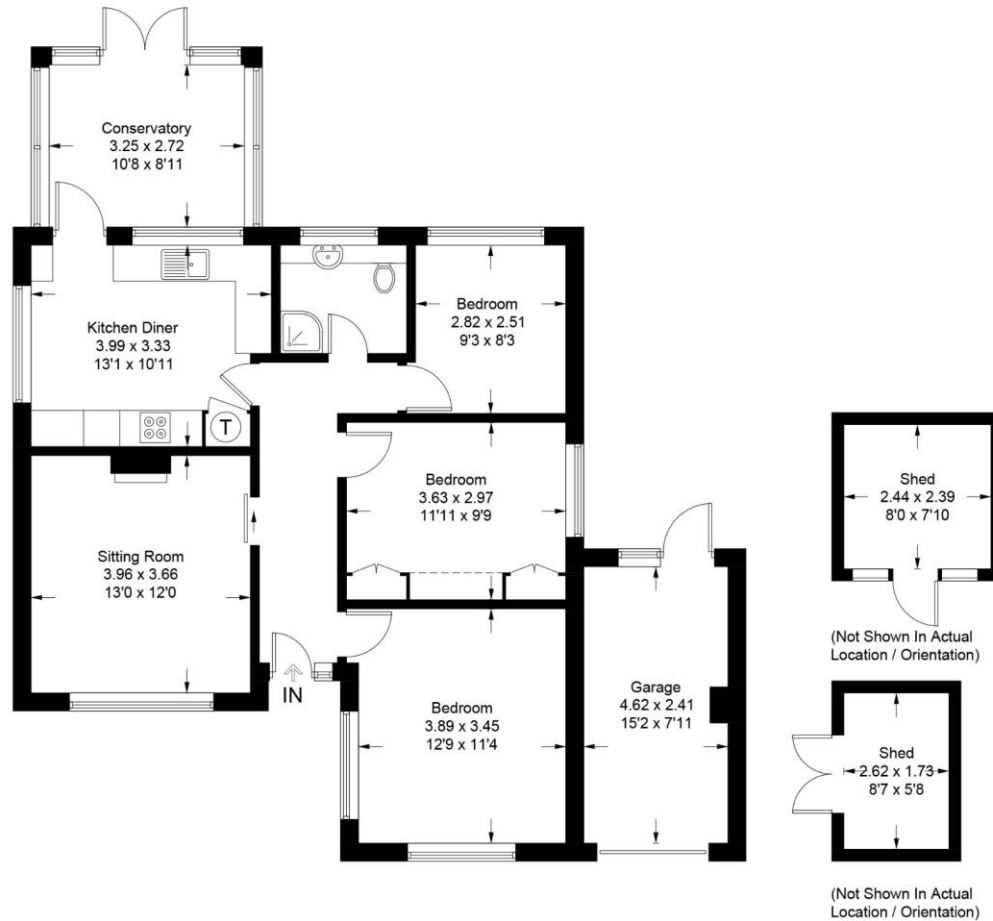
Viewing

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





Approximate Gross Internal Area = 84.1 sq m / 905 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Sheds = 10.4 sq m / 112 sq ft
 Total = 105.7 sq m / 1137 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.
 floorplansUsketch.com © (ID1125900)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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