



Park Farm Close Shadoxhurst, Ashford, Kent TN26 1LD



DESCRIPTION

A substantial detached family home in a desirable village location. The spacious and well-presented accommodation includes an entrance hall, kitchen/breakfast room, sitting room, dining room, cloakroom, utility room, study, conservatory, 4 double bedrooms, en suite bathroom and a family bathroom. This fantastic property also benefits from central heating, front and rear gardens and a double garage. A large driveway provides ample off road parking.

LOCATION

Shadoxhurst benefits from some local 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: £685,000

Services: Mains electricity, water and drainage. Oil fired central heating.

Tenure: Freehold

EPC: D(63)

Council Tax: Band F

Mobile Phone Signal: Yes

Broadband: Standard/Superfast

Flood Risk: Very Low

Directions: what3words ///plotted.regard.contracting





Entrance Hall Tiled floor. Radiator. Stairs to the first floor. Built in cupboard with shelf, rail and light.

Cloakroom Low level close coupled wc. Wash hand basin with vanity cupboard below. Towel heater.

Dining Room Radiator.

Study/ Bedroom 5 Radiator.

Kitchen A wide range of floor and wall mounted kitchen storage units with ample work surface and stainless steel 2½ bowl inset sink with mixer tap. Surface lighting. 5 plate electric induction hob. Extractor fan with light over. Built in double oven. Tiled floor. Integrated dishwasher. Tiled splashback. Space for a breakfast dining table. Ceiling spotlights. Space for a fridge and freezer. 2 Radiators.

Conservatory Tiled floor. Double leaf door to the garden. Radiator. Lighting.

Utility Room Floor and wall mounted kitchen storage units. 1 ½ bowl stainless steel sink with mixer tap and drainer. Oil fired boiler. Water softener. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

Stairs to First Floor Landing Access to roof void. Built in cupboard with linen shelves and lighting.

Sitting Room 2 Radiators. Wood stove with stone surround and hearth. TV aerial point.

Bedroom Built in wardrobes with sliding doors. Radiator. Wall light points.

En Suite Bathroom Suite comprises bath with mixer tap and spray, low level close coupled wc, wash hand basin with mirror and light and with vanity cupboard below, shower enclosure. Radiator. Wall light points. Tiled walls. Extractor fan.

Family Bathroom Suite comprises low level close coupled wc, wash hand basin with vanity cupboard below, sunken bath with mixer tap, corner shower enclosure. 2 towel heaters. Wall light points. Extractor fan. Tiled walls.

Bedroom Built in cupboard. Radiator.

Bedroom Built in cupboard. Radiator.

Bedroom Built in wardrobes and cupboard. Radiator.

Outside Attractive front garden with lawn, shrubs and a pretty pond. Brick paved driveway providing ample off road parking. Outside lights. Electric gates provide vehicular access to the rear and garage. Rear garden with large brick paved patio area, lawn, trees and shrubs. Outside tap. 3 timber tool sheds.

Double Garage Detached with up and over garage door, power and light.

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.

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Approximate Gross Internal Area = 209.7 sq m / 2257 sq ft
 Outbuildings = 33.6 sq m / 362 sq ft
 Total = 243.3 sq m / 2619 sq ft



Ground Floor = 123.0 sq m / 1324 sq ft

First Floor = 86.7 sq m / 933 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		www.epc4u.com

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