





Tally Ho Road,  
Kent,  
TN26 1HW

£650,000



*Situated on the outskirts of Shadoxhurst, lies this impressively extended, detached five bedroom eco-friendly chalet style family home offering the perfect balance between semi-rural living and being in touch with all great transport links that Ashford has to offer. Nestled back from the road, is this sympathetically upgraded and extended family home that you will want to ensure is at the top of your viewing list. Behind the homes tidy, well-kept facade, is a welcoming home which has been very well looked after by the current owners, just take a look at that garden.*

*Shadoxhurst is situated approximately 3 miles to the south-west of Ashford which provides extensive facilities. The delightful Wealden town of Tenterden is about 9 miles away and offers a range of specialist shops together with Waitrose and Tesco supermarkets, sports centre and swimming pool. There are good schools locally, both in the independent and state sector, including grammar schools*





***It's known that there are many different styles of homes found along the road, some offering more than others - that is certainly true here! Come on inside, through the front door and discover what all the fuss is about! The home offers plenty of parking to the front as well as integral garage. Internally, the layout consists of a entrance porch, which offers large hallway through to a choice of bedrooms & reception rooms – use that as you wish. The front of the home is currently where there are 2 handy ground floor bedroom, but equally offer the opportunity to be used as playrooms for the children or study's for those that work from home. Via the hall, there is a spacious family sitting room that has been opened up to create a lovely atmosphere and make the most of the open plan nature of the home. The room is flooded with natural light, thanks to the large sliding doors to the rear of the home, that really put you in touch with that glorious rear garden. Via the lounge opening there is another purpose built office space as well as further access to the garage.***

***The spacious dining/kitchen room forms part of the rear extension, offering an abundance of space for a growing family. You will find space for a large table and chairs, giving you the chance to entertain your guests, in a space that most will be envious of! As you would expect there are integrated appliances as standard throughout, which are found underneath stylish and contrasting worksurfaces, this room is again bathed in day light thanks to those further sliding doors found here too. Finishing the ground floor well, is a well thought out ground floor shower room with wash hand basin and W/C.***

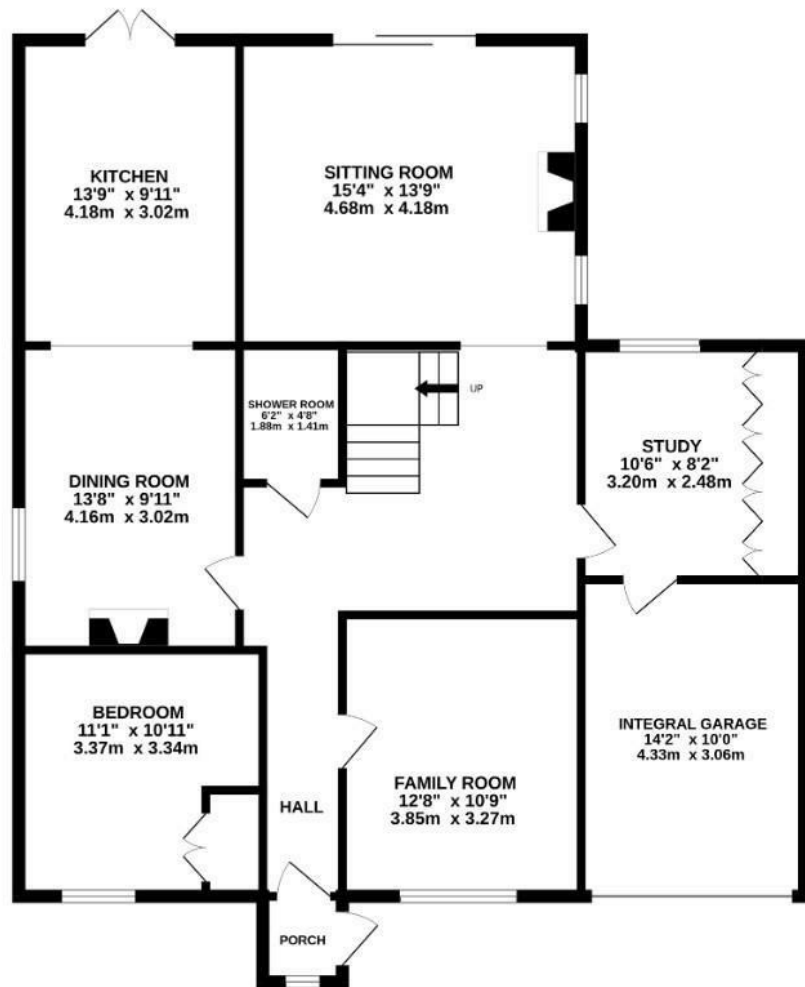
***You'll find the staircase which invites you upstairs to the via the lounge opening. The master offers tranquil views to front and back, with plenty of floorspace for free standing furniture if needed, as well as a large walk in en-suite shower room too! Bedroom 2 is located at the other end of the hall and offers a similar view over that well cared for rear garden. Beds 3 & 5 are found at the front of the home, allowing you to gaze out of the windows into the far reaching green field views to the front elevation. The family bathroom services bedrooms 3&5 upstairs which has recently been installed, with a shower over bath, wash hand basin and W.C finished in a modern grey tile. The space and accommodation on offer here, has been, in our opinion designed with a growing family in mind, with five, well-proportioned bedrooms and plenty of reception space- it's a great blend of modern family living, whilst being in a semi-rural location close to all the local amenities that Ashford has to offer.***

***But wait... If that is not enough, there is more, step outside, this is where you'll find a lovely spot to dine alfresco and enjoy the warmer weather. Perhaps you're entertaining and letting the guests spill outside, well there's plenty to keep them occupied! Beyond the patio there's a paved path, that leads down to the rear of the garden. Meander through the well kept plot, with an array of established bushes, trees and plants that line the properties boundary, which stretches some 100+ft.***

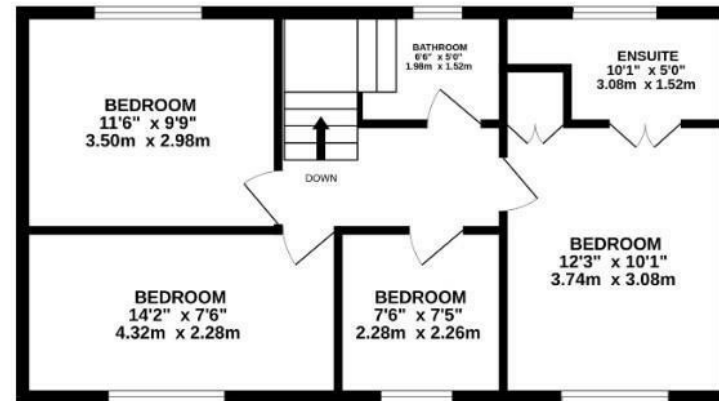
***Shadoxhurst is situated approximately 3 miles to the south-west of Ashford which provides extensive facilities. The delightful Wealden town of Tenterden is about 9 miles away and offers a range of specialist shops together with Waitrose and Tesco supermarkets, sports centre and swimming pool. There are good schools locally, both in the independent and state sector, including grammar schools. Ashford International Station offers regular commuter services to the City of London taking just over 37 Mins from Ashford. Eurostar offers access via Brussels, Paris and Lille to the Continent. There are excellent road communications, with the M20 Junction 9 about 4 miles away giving access to the motorway network and to Heathrow and Gatwick airports***

Tenure: Freehold  
Council Tax Band: F

GROUND FLOOR



1ST FLOOR



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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- Substantial detached chalet-style home with field views
- Sought after Shadoxhurst semi-rural location
- Driveway providing parking for several cars + integral garage
- 4 Double bedrooms & 1 further single bedroom (2 Ground floor, 3 First floor)
- Principle bedroom offering en-suite shower room
- Fantastic views from both front and rear elevation
- Large, mature laid to lawn garden with tree's, shrubs and plants
- Large family room to rear with patio doors + separate office
- Kitchen/dinning room with further patio doors and tiled flooring
- EPC Rating: C - Council Tax Band: F, Air source heat pump.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
<b>England &amp; Wales</b>	74	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.