

Woodchurch Road, Shadoxhurst, Ashford, TN26 1LG

**OIEO: Offers In Excess
Of £425,000**



HUNTERS®
HERE TO GET *you* THERE



A well presented, three-bedroom semi-detached cottage style home offering a perfect balance between semi-rural living and being in touch of all great transport links. Approached by a large drive to front, with also an additional non-allocated parking to rear offering plenty of parking for your friends and family - Wander through your front door and discover the homes open plan living accommodation; the living spans across two generous floors, with a neat porch entrance, offering a great place to kick off your shoes and hang up your coat after partaking in one of the many walks that are on your doorstep.

During the vendors time here they embarked on a careful restoration program, a real plus for those moving in knowing the majority of the hard work has been done. The large open plan reception room is found at the rear of the home. You'll find a designated place to dine, as well as the homes cosy reception space offering French doors with views out into the well kept rear garden. Located at the front of the home, is where you will find the well equipped fitted kitchen. There's a large array of wall and base units along with plenty of space for your appliances. The kitchen is a good size, and in our opinion the vendors have made the most of the space on offer. There's the useful addition of a separate ground floor w/c and also a ideal utility room, providing even more essential storage space that allows you to del with the day to day stresses of family life!

Climb the stairs to the landing upstairs, where you will find three well sized double bedrooms, with access to loft along with a handy set of fitted cupboards! The bonus of these bedrooms, is that they all get to bask in a wonderful view out into the rear garden! The master bedroom is fitted with wardrobes and offers a great amount of floor space. Across the hall, there is a second double bedroom offering ample floor space for a double bed and free-standing wardrobes also boasting large window, flooding the room with light along side a charming fireplace. Finally, there is a third bedroom, easily used to accommodate the younger of the children/a perfect place to use as a study if needed. There's a smart, modern family bathroom with charming roll-top bath, wash hand basin & W/C.

Externally the property offers low maintenance front driveway, with new fencing & parking for numerous vehicles, also offering with side access leading to rear garden. A substantial garden awaits you to the rear of the home, which is without a doubt a huge selling point of this wonderful property. Having been well maintained and look after by the current owners, boasting a lovely, decked suntrap, as well as a generous laid to lawn section with a mature boarder, as well as a recently constructed timber studio! Fantastic for those who may work from home, or perhaps want to create further space to relax within. The garden is a treat for a budding gardener, the plot offers scope and potential for those with keen green fingers, or fancy adding the rear extension, the choice of yours! At the rear of the garden, there is a gate that leads you out into the rear unallocated parking that runs across the back of a number of these charming homes.

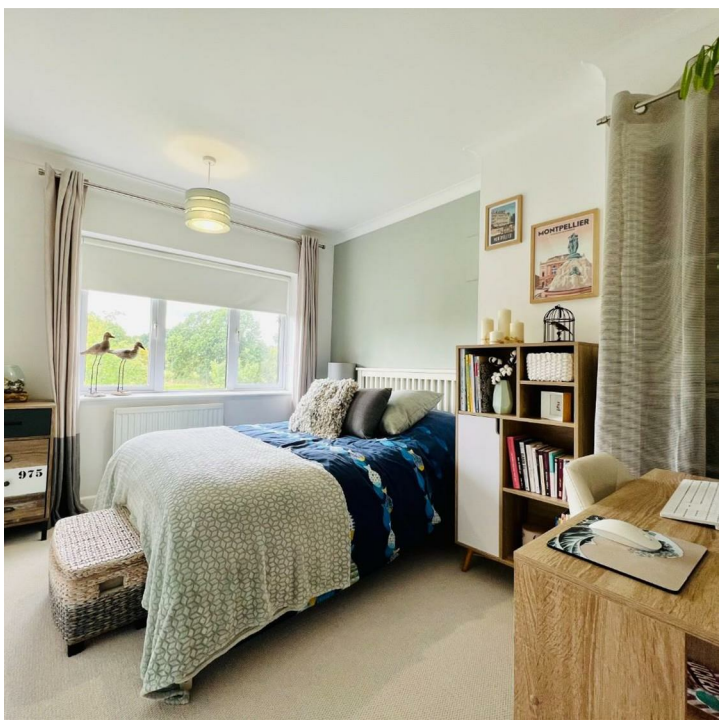
The property is located in the popular, semi-rural setting of small village of Shadoxhurst. A desirable local for most, approximately five miles from Ashford town centre. Shadoxhurst benefits from a local store, popular public house, several local communities, and a regular bus service. Ashford itself offers a wide range of recreational and shopping facilities with its International Railway station with London readily accessible by High-Speed commuter service in just 38 minutes.



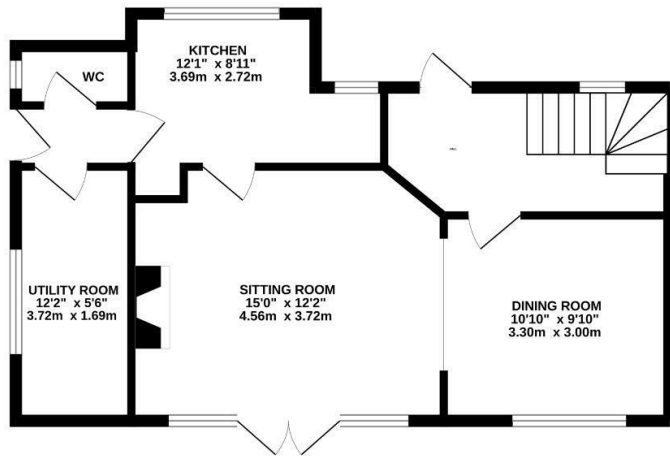
- **A well, Three bedroom, well presented family home**
- **Double drive providing parking to front**
- **Sympathetically updated throughout by current owners**
- **Open plan lounge/diner, ideal for entertaining**
- **Planning details: REF: '21/01031/AS'.**

- **Sat within a stunning mature plot**
- **Established, mature rear garden with recently constructed out-building**
- **Three double bedrooms offering views of garden & greenery surrounding home**
- **Wonderful rear garden with rear access & parking area**
- **Council Tax Band: D EPC Rating: D**

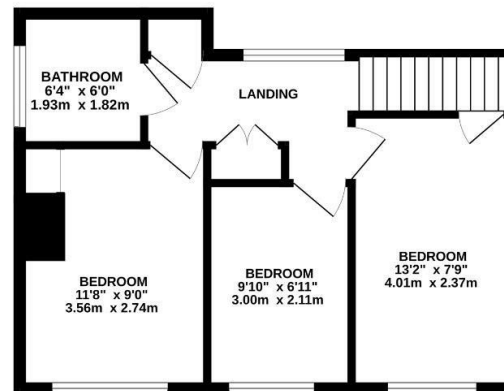




GROUND FLOOR



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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Viewings

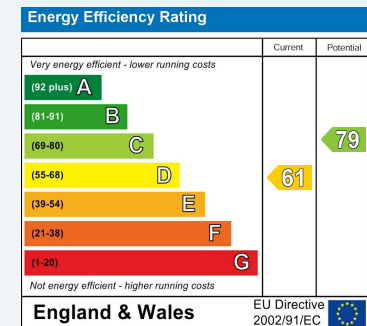
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.