



Criols Court
Shadoxhurst | Ashford | Kent | TN26 1LJ

FINE & COUNTRY

Seller Insight

“ Set back from a quiet country lane on the outskirts of the village of Shadoxhurst about three miles south west of Ashford, this stunning Grade II listed period farmhouse dating from the 16th Century sits in delightful gardens. Bursting with character both inside and out, access to the property is gained through an automated farm gate, leading onto a sweeping gravel drive that takes you to both the house and a spacious double garage and large parking area. Next to the entrance of the driveway to this unique home stands a detached, timber-framed period barn, likely once a wagon lodge. It features weatherboarded exteriors under a Kent peg tile roof, with insulation and an electrical connection. In recent years, this versatile space has served as a fantastic office suite but could easily accommodate other purposes, or potentially be converted into additional living space, subject to the necessary planning permissions. The expansive main garden includes lawns, a pond with a footbridge, and various mature trees. At the back of the house, a large patio terrace is framed by shrubs with a nearby mower shed. 'The position is very peaceful and the house full of soul – when I first visited it welcomed me in from the most horrible rainy day and made me feel at home,' recalls the owner. They add, 'the privacy and the wonderful unrestricted views were also very appealing.' With Ashford International station just three miles away, Junction 10 of the M20 four miles away, Tenterden – known as the 'Jewel of the Weald' – six miles away, and the Eurotunnel only 12 miles away, this country home is exceptionally well-connected. The owner adds, 'other bonuses include Dover being just 30-minutes away and having a good pub and a post office in walking distance of the house.'

'All the rooms are spacious, and the flow throughout the house feels very natural – despite the number of rooms, every space is well-utilised.'

'We've spent many winters here, enjoying log fires and hosting friends and family. There's plenty of room to accommodate all kinds of events, and my late husband and I even got married here.'

'With no houses obstructing the view and only fields in sight, you can enjoy beautiful sunsets.'

'Its quietness is attractive however one can make noise without disturbing anyone.'

'It's hard to put into words just how cosy and inviting Criols Court is.'*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Criols Court

Fine & Country proudly presents the uniquely captivating Criols Court, a stunning 16th-century farmhouse nestled within over an acre of picturesque grounds on the peaceful outskirts of Shadoxhurst village.

This magnificent Grade II Listed residence effortlessly combines rich period charm with stylish modern interiors. Featuring ancient, exposed beams and grand Inglenook fireplaces, the property exudes timeless elegance while offering a warm and welcoming family home.





Step outside

Criols Court

Gardens

The grounds at Criols Court offer a peaceful retreat, spanning over an acre with stunning panoramic views across the surrounding farmland. Two picturesque ponds, one with a quaint bridge and the other previously home to a floating duck house, serve as charming focal points within the landscape. The gardens feature sweeping lawns, bordered by hedgerows and stock fencing, along with productive vegetable plots, a greenhouse, mature trees, and multiple garden storage buildings.

The detached outbuilding, The Barn, provides an extremely versatile and generous space for those who work from home, with the ability for it to be used as an office, therapy room, home cinema or leisure facility space. This aspect of the property has electricity and a nearby water supply, thus offers excellent potential for conversion, subject to obtaining planning permission.

Criols Court, steeped in history, derives its name from Sir Bertram de Crioll, a distinguished 13th-century knight. Later, it became the residence of Captain Sir Charles Molly, Lord of the Manor of Shadoxhurst, who is commemorated in the nearby village church. This exceptional property offers a rare opportunity to embrace the tranquillity of rural life while owning a significant piece of Kent's heritage. Blending historical allure with modern comforts, Criols Court presents a truly unique living experience in an unparalleled setting.

Freehold
Council Tax Band G
EPC Rating E

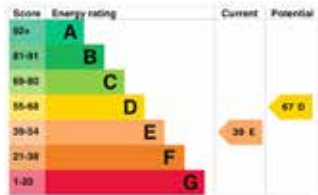
Superfast Fibre Broadband & Standard Broadband are available at the property, for more details please look online
For mobile phone coverage in the area please look online

The following services are connected at the property:- Electric / Mains Water / Cable TV or Satellite / Phone / Broadband

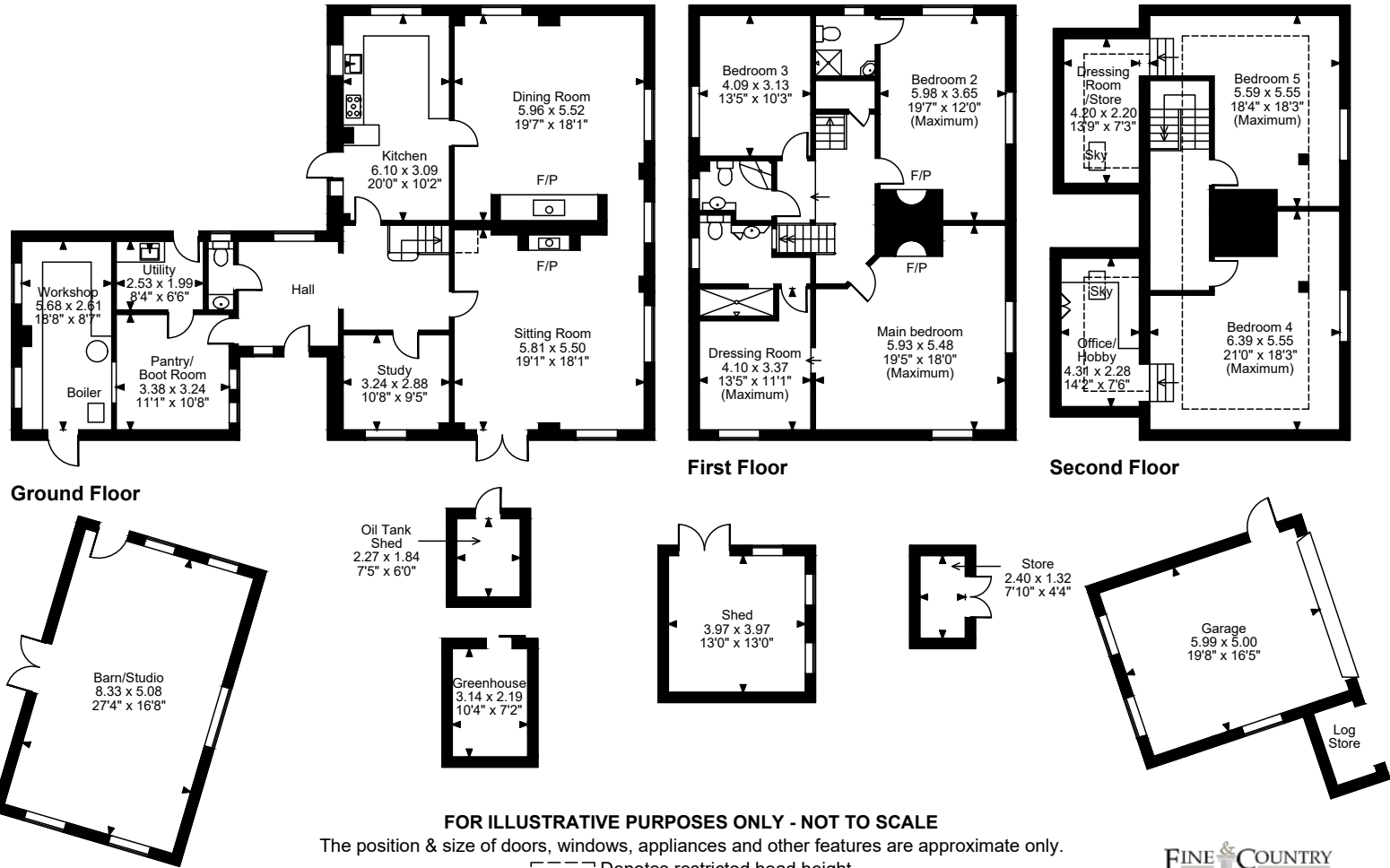
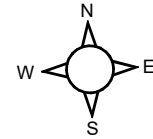
Drainage is via a private Klargester Septic Tank, which the vendor confirms is compliant

Guide price £1,000,000 - £1,100,000





Criols Court, Shadoxhurst, Ashford, Kent
Approximate Gross Internal Area
Main House = 3118 Sq Ft/290 Sq M
Garage = 322 Sq Ft/30 Sq M
Outbuilding = 962 Sq Ft/89 Sq M
Total = 4402 Sq Ft/409 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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