btf Land & Property Experts



1 MOAT FARM COTTAGE

CHURCH LANE · SHADOXHURST · ASHFORD · KENT TN26 1LY

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Shadoxhurst	-	*1 mile*
Woodchurch	-	*3.5 miles*
Ashford	-	*5 miles*
Tenterden	-	*8 miles*

A semi detached three-bedroom cottage in a peaceful and private location. Offering spacious living throughout and now in need of a full refurbishment.

- Characterful cottage offering potential
- Situated at the heart of a farm focused on conservation providing an idyllic setting
- Situated down a long drive with security gate
- Off road parking
- Wrap around gardens
- Offered chain free to the market
- Total plot size extending to 0.11 acres

OFFERS IN EXCESS OF - £315,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Clockhouse Barn, Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

1 Moat Farm Cottage is situated to the south of the popular village of Shadoxhurst situated between the towns of Ashford and Tenterden, both being able to provide a comprehensive range of facilities and amenities including schooling, leisure, and entertainment options. Access to the rail network is available from Ashford just 5 miles to the north east which will take you to London in less than 40 minutes. The national motorway network is accessed just 5 miles to the north west via the M20 at junction 8.

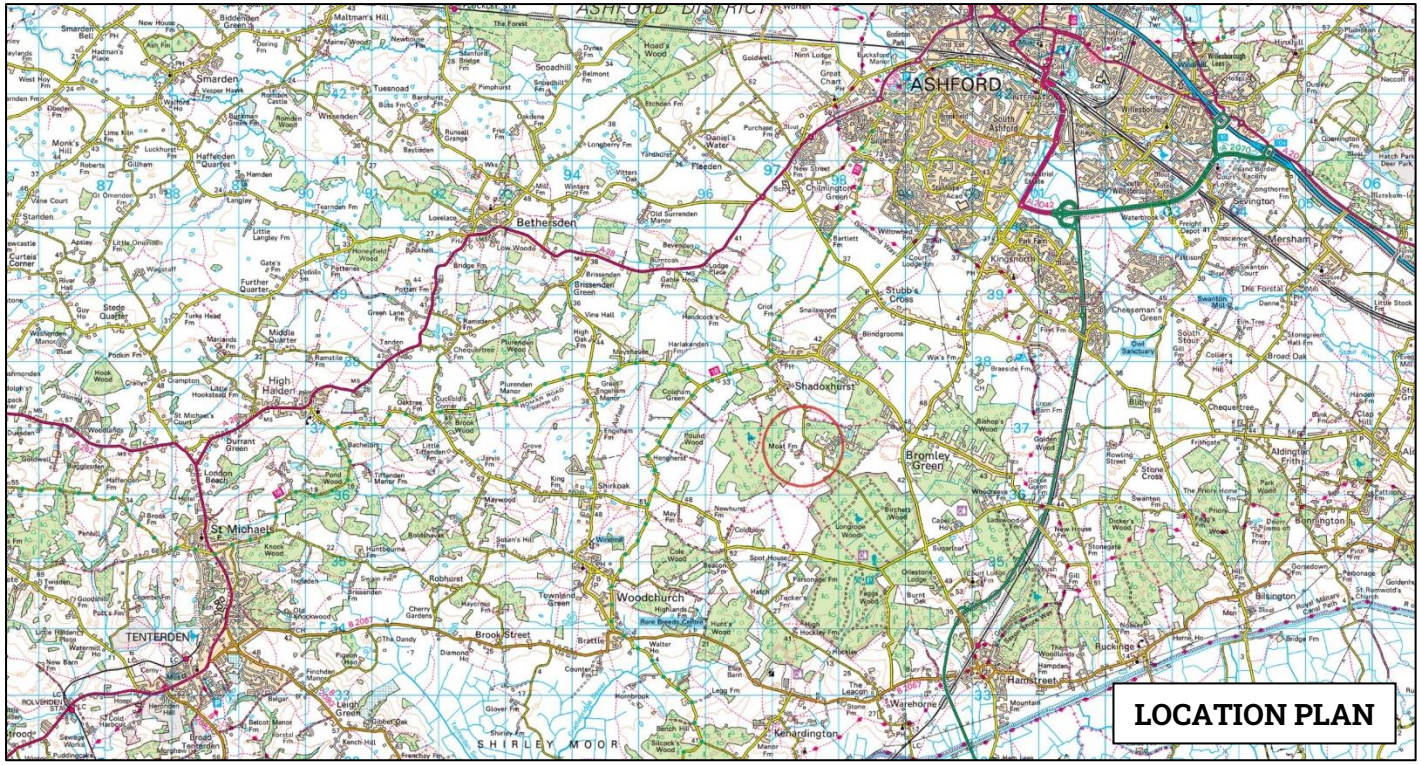
Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the Kings Head in Shadoxhurst, follow the Woodchurch Road out of the village for 150 meters then turning left onto Church Lane. Continue for 1 mile and the driveway to Moat Farm will be on your right, continue down the driveway where 1 Moat Farm Cottage will be on your right.

WHAT 3 WORDS

Cottage - ///crouches.helper.regularly
Access Driveway - ///telephone.lodge.dragging



LOCATION PLAN









GENERAL DESCRIPTION

Situated off a quiet lane and down a long drive with security gate, 1 Moat Farm Cottage comprises a semi-detached Cottage of solid brick construction part tile hung to the upper elevations under pitched tiled roof. Accommodation is as follows: -

The Front Door opens to **Entrance Hall** with door to the **Sitting Room** with door to **Kitchen** with fitted storage cupboard and door to **Rear Porch** with door out to **Covered Patio Area**. Further doors from the Sitting Room lead to the **Conservatory** with doors to **Rear Garden** and to **Utility Room** with **Downstairs Cloakroom** and door to the Covered Patio Area.

Stairs lead up from the Entrance Hall to **First Floor Landing** with doors to **Bedroom 1** (double) with fitted storage cupboard, **Bedroom 2** (double) and **Family Bathroom** with w/c, bath and wash hand basin. Further stairs lead up from Bedroom 2 to **Bedroom 3** (double).

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 1,139ft².

Outside

The Garden is fully enclosed and surrounds the Cottage, consisting of lawned and bedded gardens throughout along with off road parking for two vehicles to the south. There is also a concrete base ready for either a shed or raised seating area. The property is situated at the heart of a farm focussed on conservation and wildlife, providing a tranquil and idyllic setting. Orlestone Forest is easily accessed, along with a widely spread footpath network.

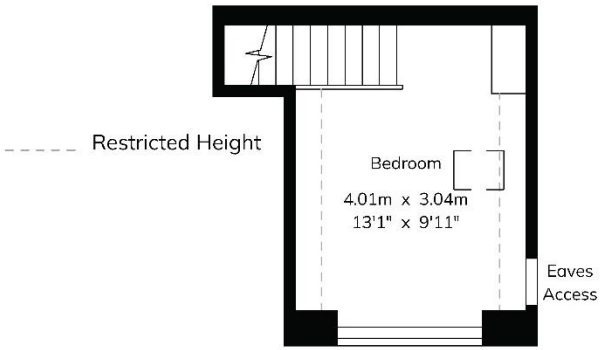


COTTAGE FLOOR PLAN

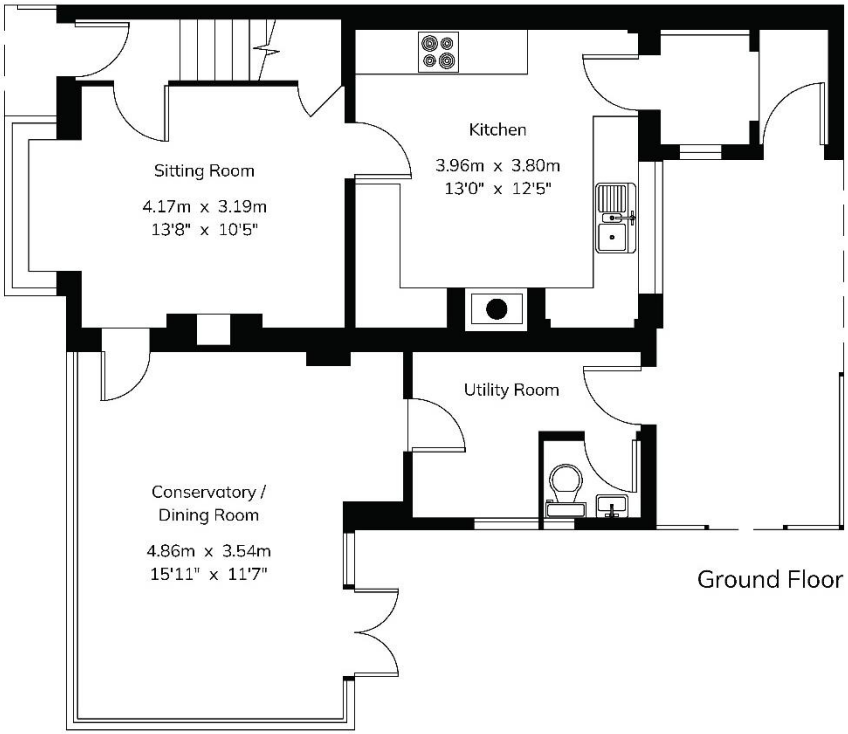
1 Moat Farm Cottage

Gross Internal Area : 105.9 sq.m (1139 sq.ft.)

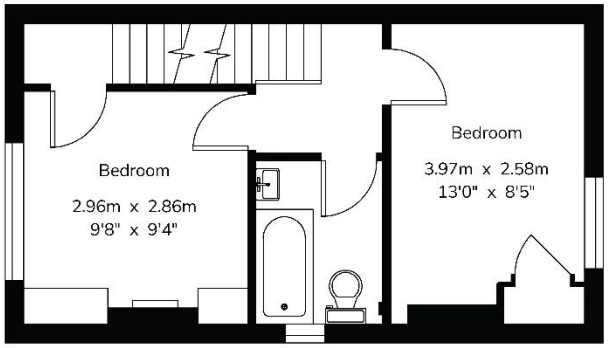




Second Floor



Ground Floor



First Floor

NOT TO SCALE

BOUNDARY PLAN



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NOT TO SCALE

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SERVICES
1 Moat Farm Cottage benefits from mains water and electricity, and a biomass heating system situated on the farm which also serves other residential properties on the farm. Drainage is to a modern private treatment plant, which is shared with the neighbouring properties and will be subject to a shared disposal cost. There is also an oil-fired system connected to the house which could be recommissioned if needed. **Please Note**: None of these services have been checked or tested.

ACCESS
Access is over a right of way from Church Lane onto the registered title, shown hatched on the attached Boundary Plan, this will be subject to a fair proportion of maintenance cost. We believe Church Lane to be publicly maintainable. **Please Note**: No highways search has been undertaken.

METHOD OF SALE
The property is offered for sale by private treaty. The Vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

EPC RATING
EPC - E

COUNCIL TAX
Band – D

LOCAL AUTHORITY
Ashford Borough Council, International House, Dover Place, Ashford TN23 1HU
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

PLANS & BOUNDARIES
The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

RESTRICTIVE COVENANTS
The Vendor will impose two restrictive covenants and will have the benefit of a pre-emption clause. The first being the requirement to obtain their consent before extending or structurally altering the property. Secondly for the Purchaser to maintain the boundary hedge to an agreed specification.

MEASUREMENTS
The measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. We are not aware of any third party rights over the property other than the shared driveway.

AGENT'S NOTE
We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

TENURE
This property is offered Freehold with vacant possession.

VIEWINGS
The Vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

PHOTOGRAPHS
The photographs within this brochure were taken in August 2026.

PURCHASER IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

BTF Partnership
Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ Tel: 01233 740077
Email: challock@btfpartnership.co.uk
Reference: AC/R0312.7

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