

**Lot 31**

**Detached Period Cottage And Orchard Land**

*Auction Date:*  
26th March 2026

📍 Quince Cottage, Church Lane, Shadoxhurst, Ashford, Kent, TN26 1LS

GUIDE PRICE

**£210,000 - £220,000\*** + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Residential

TENURE

🏠 Freehold

BEDROOMS

🛏 x 3

BATHROOMS

🚿 x 1

A pretty period cottage in the village of Shadoxhurst. The property now requires total refurbishment and has many period features, including beamed ceilings and an inglenook fireplace in the living room. There are front, side and rear gardens together with an adjoining orchard, which the seller advises includes apple, plum, damson, bullace, pear, medlar and quince. In all the combined plot extends to around 0.7 acres (0.283 hectares).

It is considered the property is worthy of the improvements now required and may even offer potential to extend, subject to all necessary consents being obtainable.

**GROUND FLOOR**

Living room with inglenook fireplace, kitchen, dining room, utility and cloakroom/W.C.

**FIRST FLOOR**

Landing, three bedrooms, bathroom with wash hand basin and study (former first floor W.C.). Attic room with window to side.

**OUTSIDE**

Gated access on to Church Lane. Front, rear and side gardens. Various outbuildings and adjacent former orchard.

**SITE MEASUREMENTS**

The entire site (comprising two Titles), extends to 0.70 acres (0.28 hectares).

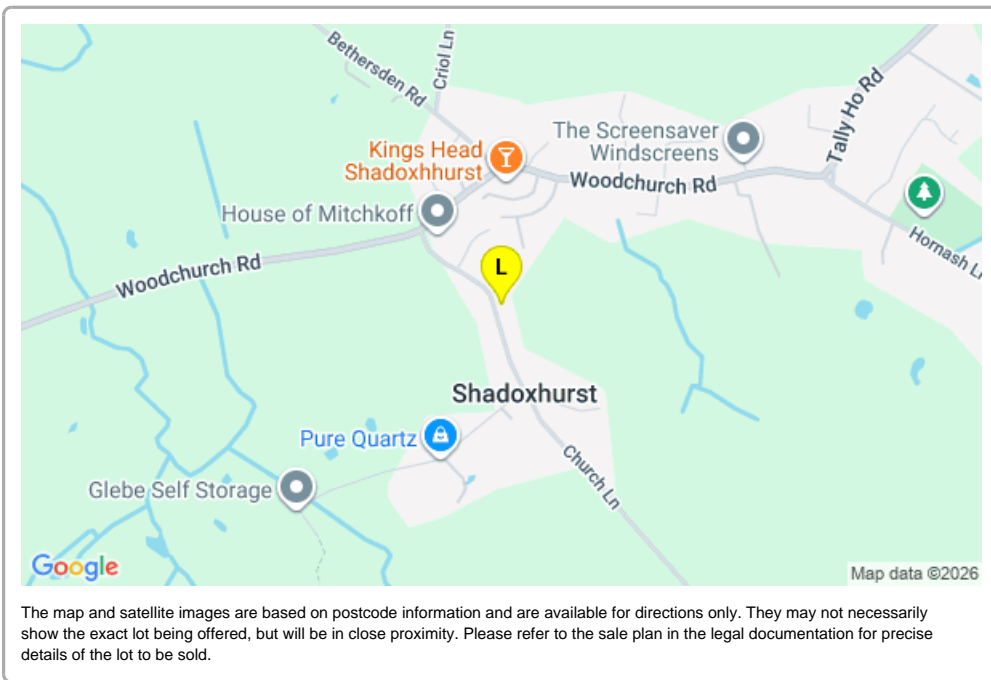
**LOCAL PLANNING AUTHORITY**

Ashford Borough Council. Website: ashford.gov.uk. Tel: 01233 331111

**COUNCIL TAX BAND E**

**EPC RATING F**

**FREEHOLD WITH VACANT POSSESSION**

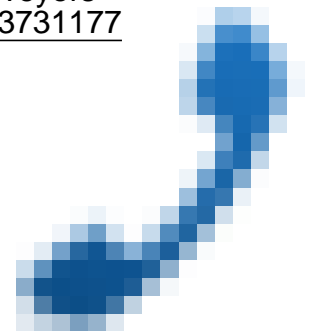


Kevin Gilbert/Chris Milne  
on

**Joint Agents**



**ANGELA HIRST**  
chartered surveyors  
Angela Hirst Chartered  
Surveyors  
01233731177

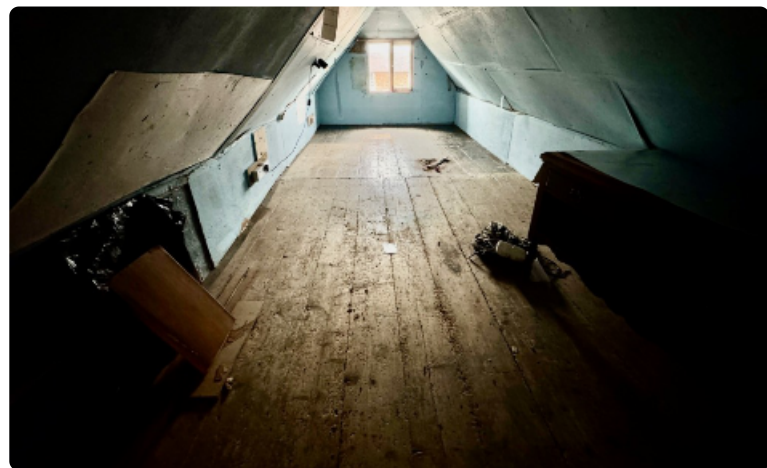




## Additional Pictures









### Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

### \* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

### Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)