



Bramley Cottage, Hornash Lane,
Shadoxhurst, Kent TN26 1HT

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Guide Price £585,000

This attractive 4 double bed / 3 bath detached home with potential for further extension benefits from a pretty south facing garden, plentiful parking and from being just 10 minute's drive from Ashford.

The current vendors have carried out extensive refurbishment of this property and extended it to create a wonderfully light, airy, spacious modern home that has a layout ideal for both family living and entertaining. On the ground floor, the living spaces are all generous sizes and include: a modern kitchen; inviting sitting / dining room with wood burner; spacious conservatory / snug; large utility room / study; welcoming hall with extensive built-in storage and cloakroom. To the first floor, there is a modern family bathroom and four double bedrooms, two of which have en-suite shower rooms with the principal also having the benefit of a designated dressing area.

To the front of the house is a driveway providing parking for a number of cars in front of what was the integral garage but is now a large useful storeroom. This property benefits from a landscaped south facing garden where there is a wonderful surprise around every corner and many places to sit, eat and relax. Due to the generous size of the plot, there would certainly be scope for further extension to the rear and the addition of a detached garage or car port to the front, subject to the necessary permissions. Internal viewing of this beautiful property is highly recommended in order to appreciate all it has to offer.

- Spacious, flexible, 4 double bedroom / 3 bathroom detached home
- Cleverly extended & reconfigured to suit modern family living
- Stylishly presented, generous accommodation throughout
- Beautiful, enclosed south facing garden ideal for children & pets
- Large driveway with parking & turning for several vehicles
- Potential for extension to rear & detached garage to front (stp)
- Set back sought-after location with countryside on doorstep
- Ashford 5 miles distant with High Speed Rail Link to London
- Wide choice of good local schools including Ashford Grammars

SITUATION: "Bramley Cottage" is set back along the sought after Hornash Lane on the outskirts of the village, opposite the playing fields, where there is a play park and plenty of good walks for four legged friends. The family and dog friendly local pub, The Kings Head, is also within walking distance. Just under a mile away is the Post Office at Stubbs Cross with well stocked general store. The village is located to the southwest of Ashford between the North Downs and Romney Marsh surrounded by beautiful, wooded countryside and farmland. Ashford is 5 miles offering a range of shopping, health and leisure facilities and a variety of good schools in both the state and public sectors for all ages including the sought-after Ashford Grammars (Norton Knatchbull and Highworth). For rail travel to London, the high-speed service from Ashford International gets into London St Pancras in just 37 minutes.



PORCH Double doors at the front of the house open into a useful enclosed porch area, ideal for dirty boots and shoes. The generous **ENTRANCE HALL** forms the centre of the house. Turned oak staircase to first floor with large built-in storage cupboard under. A further large built-in cupboard provides plenty of space for additional storage. Space for free standing furniture.

CLOAKROOM A generous cloakroom with WC, wash basin with storage cupboard under. Further built-in corner cupboard.

SITTING ROOM 23'4 x 11'11. This generous living room with its stone fireplace and inset wood burner, has space for sitting and dining if desired and is the perfect place for families to relax. Door to kitchen and French doors into conservatory.

CONSERVATORY 15'5 x 11'4. This bonus additional reception space is currently set up as a dining room cum snug, but could be used in lots of different ways. Large windows on two sides and patio doors give lovely views over and access to the garden beyond. There is heating and air conditioning to this room.

KITCHEN 11'5 x 7'10. The kitchen is fitted with a range of modern units, both base and wall. Worktops with inset sink unit and electric hob. Built-in eye level oven and grill. Space for under counter dish washer and free standing fridge/freezer. A window gives views of the garden and an open doorway links with the utility / study next door.

UTILITY ROOM / STUDY 11'2 x 9'5. This surprisingly large utility space also accommodates a study area. Space for washing machine, dryer and additional white goods if needed. Doors to store room and boot room.

BOOT ROOM 7'6 x 4'8. A useful space for garden shoes, boots and logs for the wood burner. Outside door to garden.

STORE ROOM 12'6 x 9'7. A practical space with plenty of room for storage. Light, power and double doors to the front.

FIRST FLOOR Stairs from the ground floor lead to a split staircase which in turn gives access to the principal bedroom and first floor landing. Loft hatch.

PRINCIPAL BEDROOM / DRESSING AREA / EN-SUITE 11'3 x 9'11. A spacious principal suite with light, bright double bedroom, separate dressing area and modern en-suite shower room. NB: Measurements are for bedroom area only.

BEDROOM 2 & EN-SUITE 12'0 x 9'3. Good size double bedroom with built-in wardrobe and en-suite shower room. NB: Measurements exclude storage and en-suite.

BEDROOM 3 10'11 x 7'10. Double bedroom with extensive built-in storage and window to the rear overlooking the garden.

NB: Measurements exclude storage.

BEDROOM 4 10'1 x 9'11. A good size fourth bedroom that could take a double bed. Built-in wardrobe. NB: Measurements exclude built-in wardrobe.

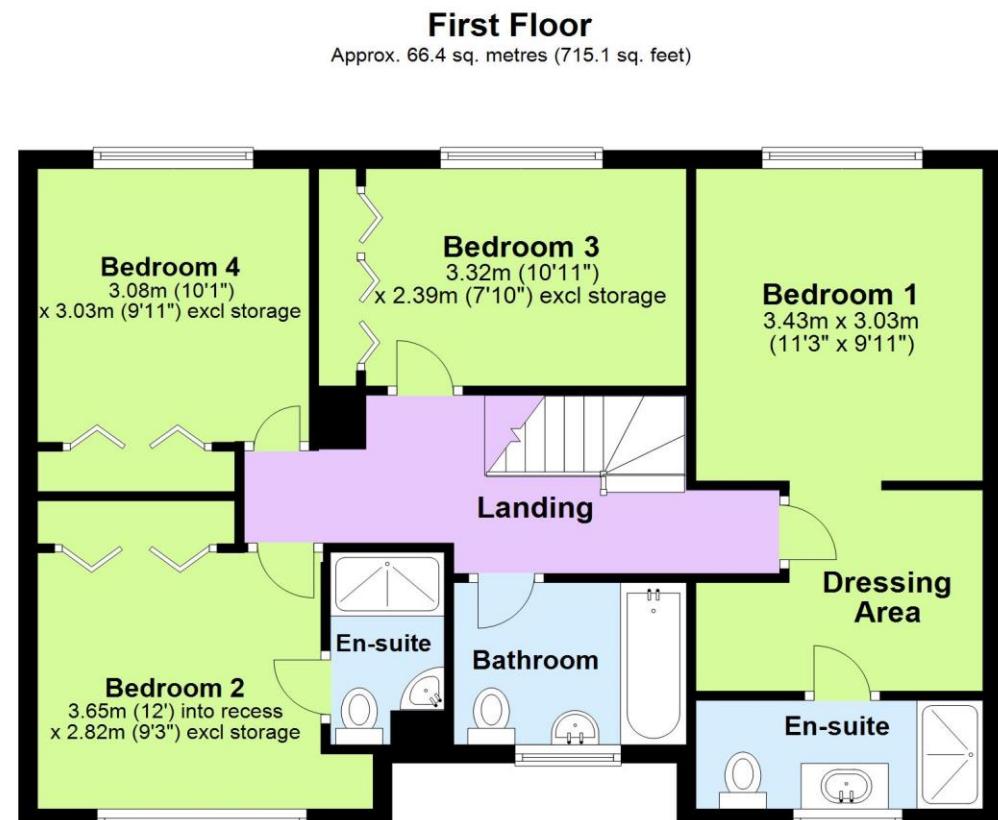
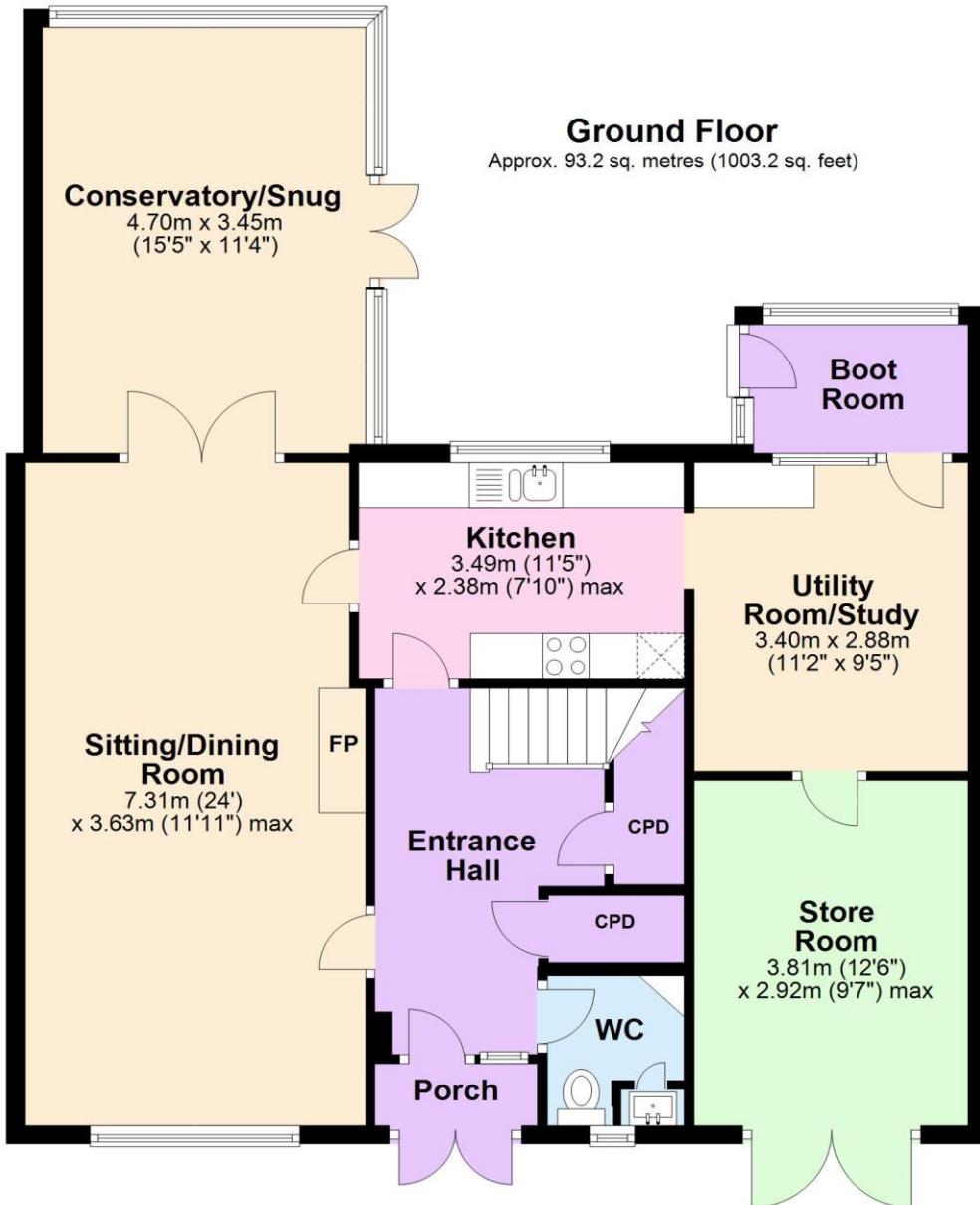
BATHROOM Modern bathroom suite consisting of panelled bath with shower over, wash basin, WC and heated towel rail.

OUTSIDE This property occupies a set back, tucked away position with a good amount of privacy. To the front is a driveway providing off-street parking for a number of cars. NB: There would be room for a separate garage or car port if needed, subject of course to planning.

A gate to the side of the house takes you through to a beautiful enclosed south facing garden that has both plenty of practical storage space and also plenty of garden space for the enjoyment of children, adults, pets and gardeners alike. NB: The size of the garden would mean there is potential to extend further to the back of the house, subject to any necessary permissions being granted.

SERVICES Mains water and electricity. Oil fired central heating. Private drainage. EPC Rating: E. Local Authority: Ashford Borough Council. Council Tax Band: D. Location Finder what3words: //chill.enemy.fruitcake





Total area: approx. 159.6 sq. metres (1718.3 sq. feet)

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