Oak View, Shadoxhurst, Ashford, TN26 1AS
Offers In The Region Of £550,000









- Attractive four-bedroom detached family home and downstairs study
- Generous living room with French doors onto rear garden
- Four generous sized bedrooms
- Family bathroom and downstairs W/C
- Attached garage offering parking and additional storage
- Sought-after village location in Shadoxhurst
- Spacious kitchen area with utility room and separate dining room
- Principal bedroom with en-suite and fitted wardrobes
- Enclosed rear garden with lawn and paved patio areas
- EPC: C (72) Council Tax Band: F

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Situated in the sought-after village of Shadoxhurst, this attractive four-bedroom detached home offers spacious and versatile accommodation, ideally suited to the demands of modern family living. Thoughtfully arranged across two floors, the property combines a range of well-proportioned reception rooms with a dedicated study, a practical kitchen and utility room, and four comfortable bedrooms. With the added benefit of an en-suite to the principal bedroom and an attached garage, this appealing home offers an excellent balance of space, comfort and functionality, with flexibility to accommodate the changing needs of family life.

Upon entering the property, the welcoming entrance hall provides access to the principal ground-floor rooms, creating a natural flow throughout the accommodation. The living room offers a comfortable and inviting space to unwind, flooded with natural light and providing access to the rear garden via French doors. The separate dining room provides an ideal space for family meals, dinner parties and special occasions. The additional study is a valuable feature, offering an excellent environment for those working from home, or alternatively serving as a hobby room, playroom or quiet reading space.

The kitchen is conveniently positioned alongside the separate utility room, creating a practical arrangement for everyday living. The kitchen provides a dedicated space for meal preparation, while the utility room offers additional room for laundry, appliances and household storage, helping to keep the main living areas organised and clutter-free. A ground-floor cloakroom further enhances the practicality of the layout, providing added convenience for both residents and visitors. The ground floor offers a particularly versatile layout, with separate reception rooms providing distinct spaces for relaxing, entertaining and spending time together as a family.



Upstairs, the property continues to provide generous and flexible accommodation, with four bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, together with dedicated wardrobe space, creating a comfortable and private retreat away from the main living areas.

Three further bedrooms offer excellent versatility, whether required for children, visiting family and friends, or those needing additional space for working or studying from home. The provision of wardrobe areas adds valuable storage, while the family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

Combining spacious reception areas with a dedicated study, useful household facilities and four well-proportioned bedrooms, this detached home is well suited to a variety of lifestyles. Its adaptable layout offers plenty of scope for family living, entertaining and home working, while the attached garage provides an additional practical benefit.

The rear garden offers a pleasant outdoor space, combining a central lawn with paved patio areas, ideal for outdoor dining, entertaining and relaxing during the warmer months. Established trees and mature planting provide a leafy backdrop, creating a sense of greenery and natural privacy, while raised borders add character and provide opportunities for further planting. The paved pathway runs alongside the garden, leading to a useful seating area, with timber fencing enclosing the space. Offering a good balance of lawn and patio, the garden provides a versatile setting for families, keen gardeners and those looking to enjoy outdoor living. The property also boasts an attached garage, which offers useful additional storage or secure parking, with the potential for alternative uses subject to the necessary permissions and consents.



Shadoxhurst is situated approximately 3 miles to the south-west of Ashford which provides extensive facilities. The delightful Wealden town of Tenterden is about 9 miles away and offers a range of specialist shops together with Waitrose and Tesco supermarkets, sports centre and swimming pool. There are good schools locally, both in the independent and state sector, including grammar schools. Ashford International Station offers regular commuter services to the City of London taking just over 37 Mins from Ashford. There are excellent road communications, with the M20 Junction 9 about 4 miles away, giving access to the motorway network.









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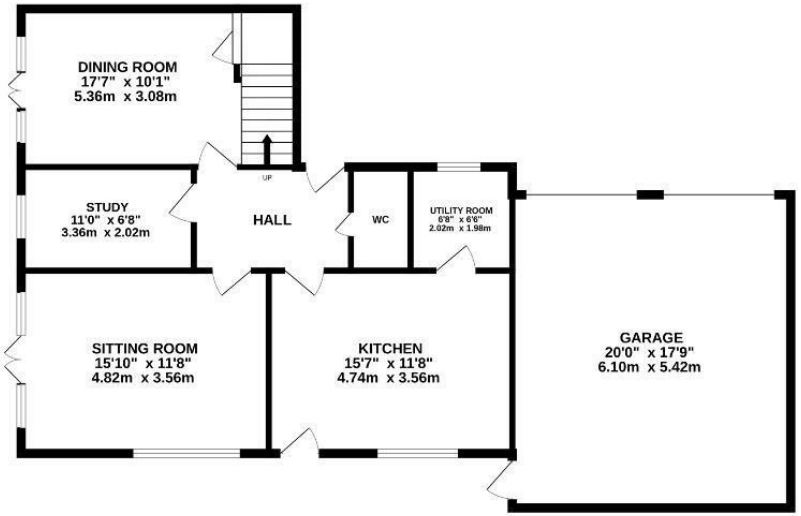




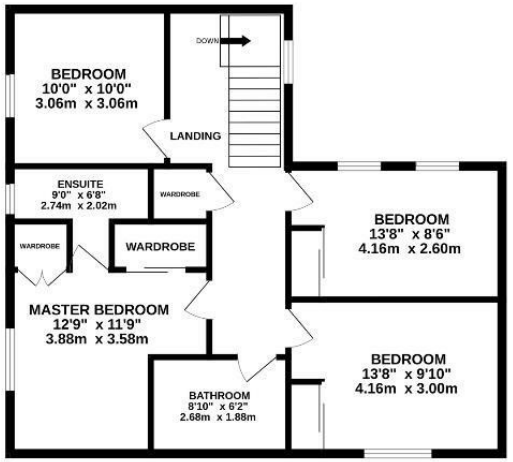




GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.

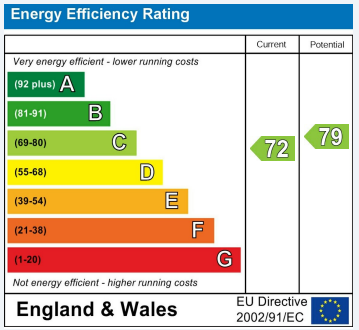


TOTAL FLOOR AREA : 1864 sq.ft. (173.1 sq.m.) approx.

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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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.

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Valuations

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

The Property Ombudsman

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