



A very pretty Grade II listed four bedroom home

The Street, Shadoxhurst, Ashford, Kent, TN26 1LU

OIEO £800,000 Freehold



Porch • Hall • Sitting Room • Dining/Family Room • Kitchen
 • Utility Room • Rear Hall • WC • Four Bedrooms • En Suite
 Bathroom • Family Shower Room • Attractive Level Gardens
 • Mower/Implement Store • Garage • Off Road Parking

Local Information

Woodchurch (3.5 miles) offers a variety of amenities including a post office, butchers, village store, doctors surgery and two public houses. Ashford (5.6 miles) and Tenterden (7.5 miles) have a more extensive range of shops, restaurants, supermarkets and leisure facilities. *All mileages are approximate.

About this property

Forge House is a very pretty detached Grade II listed property dating in part from the mid 18th century with weatherboard and brick elevations and set within attractive enclosed gardens that back onto a neighbouring field.

This well presented home is situated along a no through road in the village of Shadoxhurst, where there is a 13th century church, public house and village hall. The nearby villages of Kingsnorth and Woodchurch (3.3 miles and 3.5 miles respectively) have more everyday shops, amenities and village primary schools.

The accommodation comprises a triple aspect sitting room with French doors opening to the garden and a dining/family room with oak flooring. Both rooms feature exposed beams, wood burning stoves and enjoy a southerly outlook over the pretty front garden.

The modern fitted kitchen with quartz worksurface, has various appliances including a dual fuel

Rangemaster, an integral dishwasher and fridge/freezer. The adjoining utility room offers additional storage and access to a larder, a rear hall and through to the garage.

There are four first floor bedrooms, three with wardrobe cupboards, together with an en suite bathroom and family shower room. A staircase leads from bedroom two to a flexible attic study.

Outside, there is off road parking for two cars and an attached tandem garage. A pedestrian gate leads to the pretty front garden with apple trees and a brick path edged by beds planted with lavender, tulips and roses. The lawns stretch around to the rear of the house where there is a mower /implement store.

Directions

From Tenterden take the A28 towards Ashford, turn right onto the B2080 to Appledore. Turn left to Woodchurch and continue for about 3 miles, turning left into Front Road and right into Lower Road. Continue along this road for 3.2 miles and on reaching Shadoxhurst turn right into Church Lane, and left into The Street where Forge House will be found shortly on the left hand side.

Viewing

All viewings will be accompanied and are by prior arrangement through Savills Cranbrook Office. Telephone: +44 (0) 1580 720161



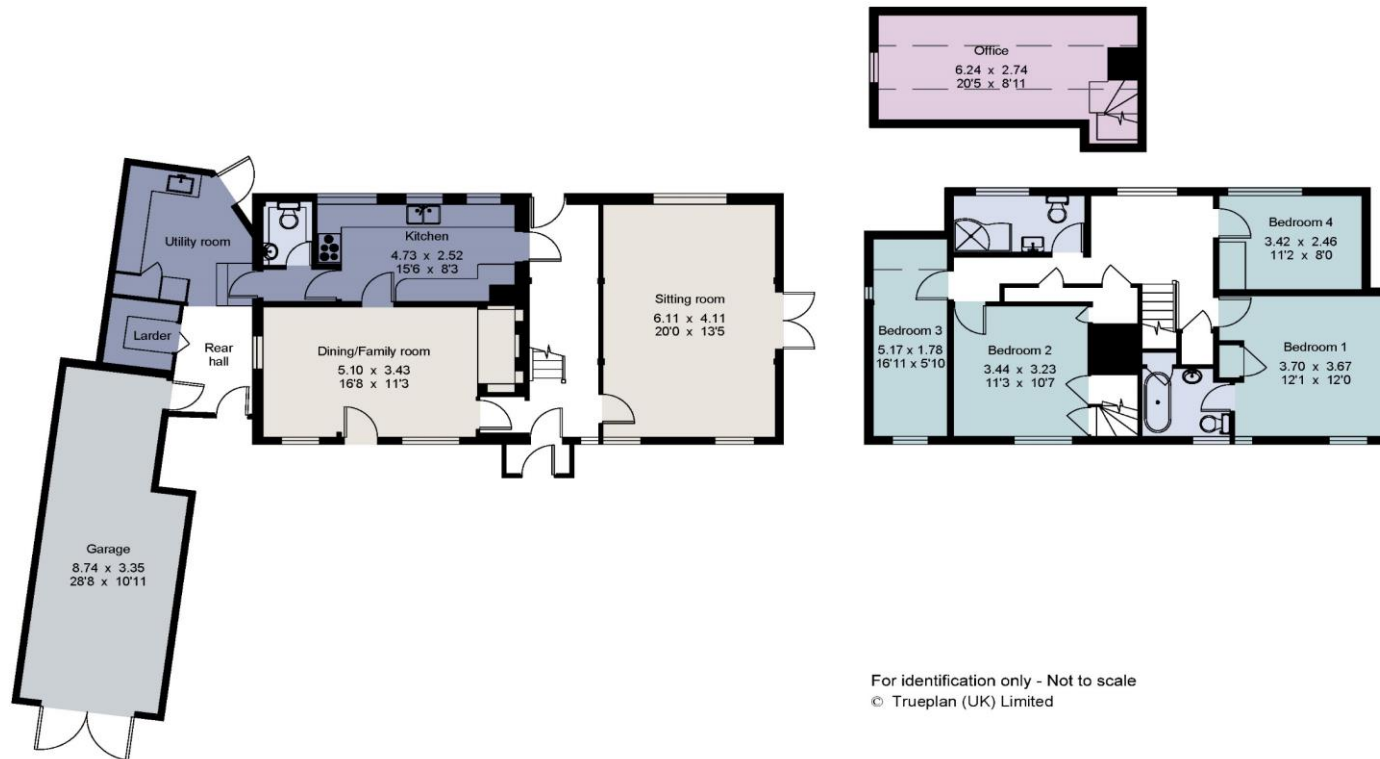


Forge House, Shadoxhurst

Gross internal area (approx) 186.8 sq m/ 2,011 sq ft

Garage 26.4 sq m/ 284 sq ft

Total 213.2 sq m/ 2,295 sq ft



For identification only - Not to scale
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