



**Kendal House,  
The Street, Shadoxhurst, Kent TN26 1LU**

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## Guide Price £825,000

Charming village home boasting open plan kitchen/dining/family room, large sitting room, 5 bedrooms (2 en-suite), 2 garden areas and off-street parking. Perfect for dual occupancy or home business. Unlisted, "Kendal House" was built in 1890 as the village post office and general store, but 5 years ago underwent extensive renovation and is now a spacious, versatile home which not only has character, but all the comforts required for modern living.

The heart of this lovely home is most definitely the stunning open plan kitchen / dining / family room with its wonderful bespoke kitchen at one end, sociable dining space in the middle and snug area with new Scandi style wood burner to the other. Bi-fold doors to both ends open up to link with and take full advantage of the two separate garden areas.

Also to the ground floor, there is a spacious sitting room, large enough to accommodate a study area at one end if desired. There is a useful utility room / cloakroom.

In addition, a downstairs wing, that is separated from the main living space by an inner lobby, consists of a lovely light filled double bedroom and contemporary shower room with part heated flooring, which although currently used for Airbnb guests, would also be ideal as the principal bedroom suite or for anyone looking for generational living / dual occupancy or a potential home business space (subject of course to any necessary consents).

Upstairs, there is a generous, modern family bathroom and four further bedrooms, three of which are good size doubles, one with an en-suite, the fourth being a smaller single bedroom, currently set up as a home office.

Enjoying a picturesque setting in the heart of the old part of the village of Shadoxhurst, this unique 5 bedroom period property is perfect for the buyer looking for a more peaceful existence, whilst still wanting to be close to local amenities, schools and transport systems. Viewing is highly recommended in order to appreciate what this special house has to offer.

- Substantial detached 5 bedroom / 3 bathroom period family home
- Totally renovated 5 years ago to a high specification throughout
- Flexible accommodation extending to circa 2,000 sqft including workshop / storage shed
- Stunning, spacious open plan kitchen / dining / family room
- Downstairs wing with potential for Generational living / Dual occupancy / Home business
- Separate east & west facing gardens with greenhouse / large workshop / storage shed
- Peaceful semi-rural village location with views over ancient church
- Huge variety of lovely countryside walks on the doorstep
- Local pub within 10 minutes walking distance
- Post office and general store about 1.5 miles
- Good choice of local schools including Ashford Grammars
- Ashford town centre & High Speed Rail Link approx. 5 miles distance

**SITUATION:** Tucked away from any main roads, this lovely property is set back along a no-through country lane in the conservation area of the old village of Shadoxhurst. The village is to the southwest of Ashford between the North Downs and Romney Marsh and is surrounded by beautiful wooded countryside and farmland. Ashford which is 5 miles, offers a comprehensive range of local day to day shopping, health and leisure facilities. There are a variety of good schools in the area 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.

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The front door opens into a **LOBBY** area with access to the main reception rooms on the ground floor. Stairs lead to the first floor.

**KITCHEN / DINING ROOM / SNUG** 38'1 x 15'11. This stunning, triple aspect room has a real "wow" factor and is most definitely the heart of this home. To one end is the bespoke kitchen with its large island, generous quartz worktops, Butler sink and extensive storage. The high spec appliances include a Lofra Range with gas hob and extractor above, integrated dishwasher and built-in bin storage. Space for American style fridge/freezer. Bi-fold doors across the back open up and link with the east facing patio and garden beyond and two large roof lights bring in additional natural light above the island.

The kitchen is open to the dining area where there is room for a large table and chairs, ideal for family dining and entertaining. This in turn is open to the cosy snug area with its contemporary Scandi style wood burner. Further bi-fold doors open onto the west facing garden to the front. A beautiful Orlestone oak floor links the whole space and adds a wonderful warmth throughout.

**SITTING ROOM** 23'4 x 13'1. This lovely double aspect room, with its welcoming Orlestone oak floor, is the perfect space for daytime and evening living. Its spacious dimensions mean that it can easily serve two different functions. At present, one end of the room is used as a study, however, this could be utilised in different ways and could even potentially be divided off from the sitting room to make an additional reception area, especially since double doors at the back of the room are actually an entrance way from the inner lobby behind.

An open doorway from the kitchen leads to this handy **INNER LOBBY** which gives access to the utility / cloakroom and the downstairs bedroom suite. Room for free standing storage, cloaks and boots. Oak floor.

**UTILITY / CLOAKROOM** 6'9 x 6'0. Handily positioned next to the kitchen, this useful space has fitted wall and base units with woodblock worktop and Butler sink. Space for washing machine and dryer. WC and heated towel rail. Tiled floor.

**BEDROOM 1 & EN-SUITE** 14'4 x 10'6. A lovely light, bright double bedroom which has the advantage of being downstairs in a wing of the house with its own contemporary high spec en-suite shower / wet room. Bi-fold doors open onto the east facing courtyard and provide a separate entrance from the main house if needed. NB: Measurements are for bedroom only.

Stairs lead to a **FIRST FLOOR LANDING**, from which all the four bedrooms and family bathroom on this floor are accessed. **BEDROOM 2** 12'10 x 11'9. A good size double aspect room with views to the front over the garden.

**BEDROOM 3** 12'10 x 10'10. A double bedroom with views over the front garden and large built-in over stairs cupboard which also gives access to the part boarded loft space.

**BEDROOM 4 & EN-SUITE** 10'9 x 9'5. Double bedroom with handy en-suite shower room. NB: Measurement is for bedroom only.

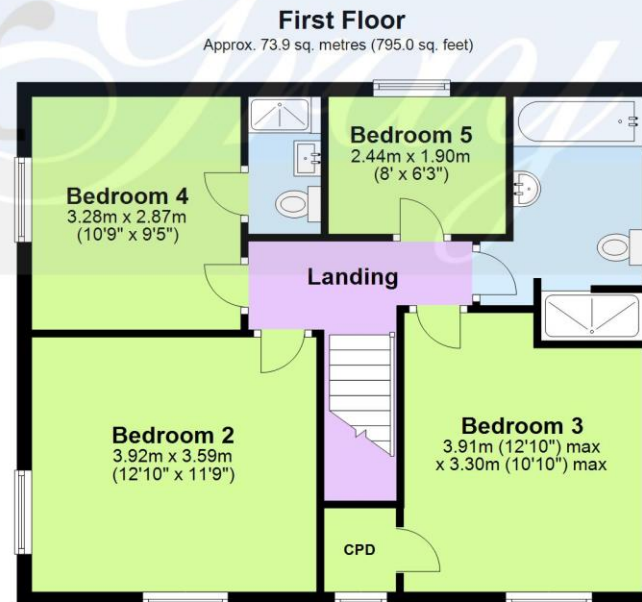
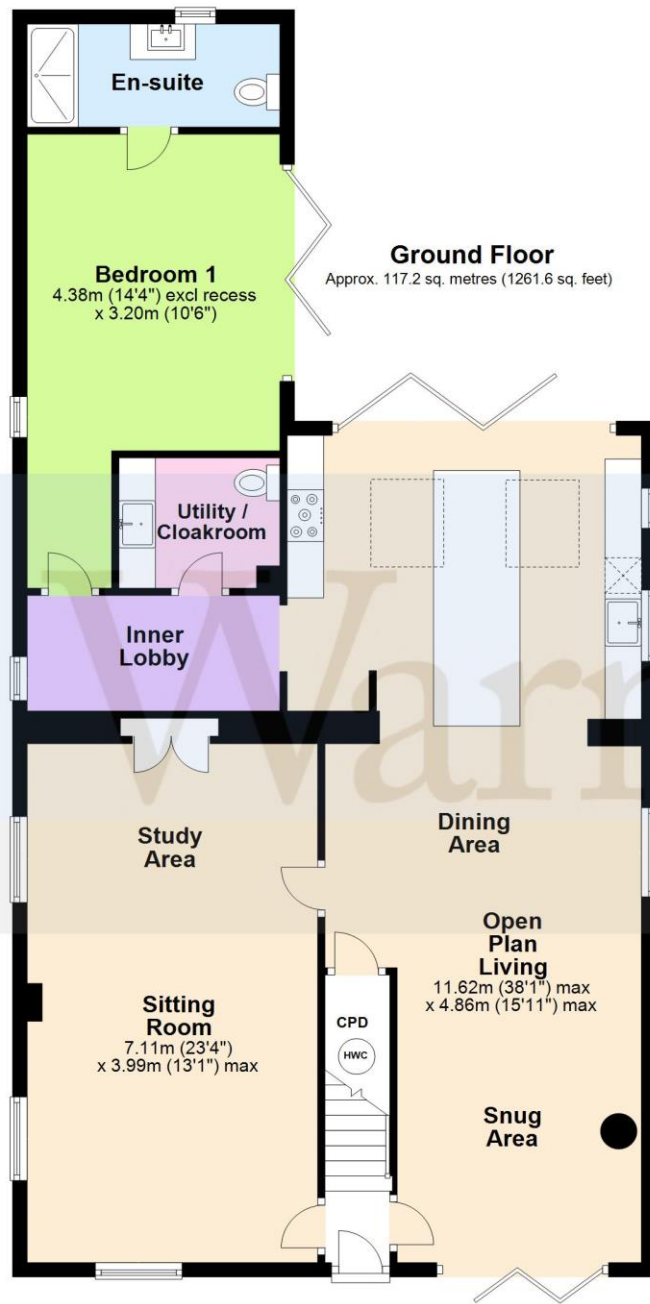
**BEDROOM 5** 8'0 x 6'3. Single bedroom set up as a home office.

**BATHROOM** A beautifully appointed family bathroom comprising panelled bath; separate shower; wash basin; WC and heated towel rail. Traditional column style radiator with further towel rail.

**OUTSIDE** The house sits sideways onto the lane and has a pedestrian gate giving access to the front of the property and double gates to the rear. A driveway in front of the double gates provides parking for 2 vehicles and there is also potential to park two further cars at the side of the house. The garden is split into two areas, front and rear, one facing east and the other facing west. This means that as the sun moves round, there is always a different sunny spot to take advantage of. The larger garden to the front of the house is laid mainly to lawn, and for those with green fingers, there is a greenhouse and raised beds to a pebble area at the far end. A path to the far side of the house connects this garden with a courtyard garden partly laid to lawn at the rear of the house, where there are delightful views over the charming ancient parish church. This garden also has a useful, large workshop / storage shed and a cordoned off area housing the LPG gas cylinder and wood store.

**SERVICES** Mains: electricity, water and drainage. LPG cylinder supplies gas for heating system and range hob. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: F. LOCATION FINDER what3words: [///drummers.daunted.decks](https://www.what3words.com/#!/drummers.daunted.decks)





Total area: approx. 191.1 sq. metres (2056.6 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.  
Plan produced using PlanUp.



