

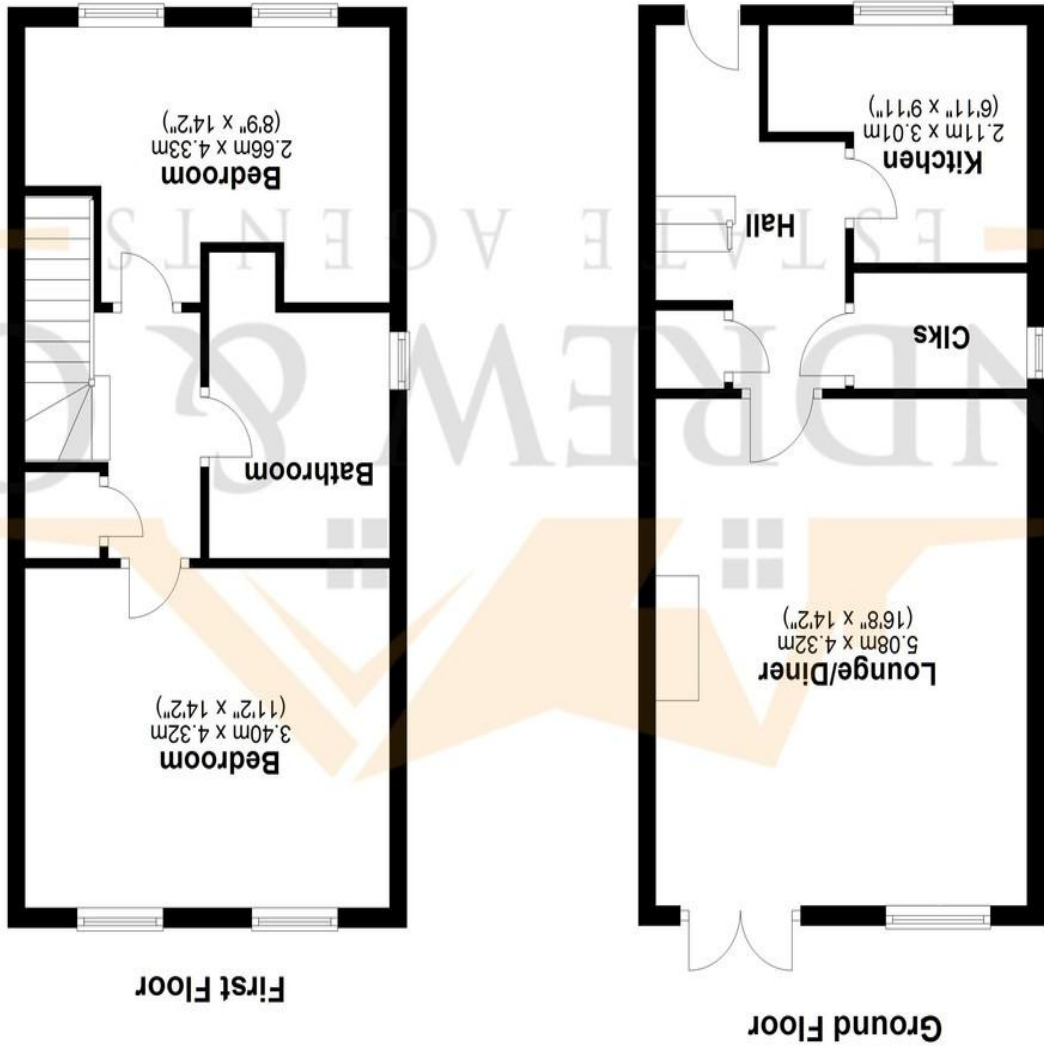
Ashford Office: 2 High Street, Ashford, Kent, TN24 8SQ
 01233 632383
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY
 01797 362898
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1LL
 01622 687698
 E: maldstone@andrewandco.co.uk
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street, Faversham, Kent, CT19 4ET
 01303 279955
 E: chertton@andrewandco.co.uk
 www.andrewandco.co.uk

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.





This lovely village property was constructed in 2019 by Pentland homes to their popular 'Ashley' design. The house is tastefully presented by the current owners with a wonderful decking area added to the generously sized rear garden.

The accommodation on offer comprises of an entrance hallway with under stairs cupboard, cloakroom and stairs leading to first floor. The modern fitted Kitchen is positioned to the front of the property with integrated fridge/freezer, and space for a freestanding washing machine. To the rear of the property is the light and airy Lounge/Diner with window and double doors leading to

the gorgeous rear Garden. To the first floor is the Master Bedroom with outlook to the Rear and the Second Bedroom which is positioned to the front. There is also a modern 4-piece family Bathroom which includes separate Shower Cubicle. In the hallway you will also find the airing cupboard.

Externally there is a shingled driveway which leads to the generous size car barn with the added benefit of lighting and power, as well as electrics ready for an electric vehicle charging unit. The car barn provides off road parking for one vehicle, with an additional space on the driveway and ample visitor parking in the close. From the

- **GUIDE PRICE £300,000 - £325,000**
- **Fabulous Semi-Detached Property**
- **Constructed in 2019 with balance of 10-year warranty**
- **2 Bedrooms**
- **Shadoxhurst Village Location**

driveway you will find gated access to the lovely rear Garden which is mostly laid to lawn with flower and shrub raised borders as well as a patio area, side storage area, timber shed with lighting and power and aforementioned decking area that boasts remote control lighting and power, perfect for entertaining!

The property is positioned at the end of a cul-de-sac with a public footpath across fields just a stone's throw from the front door, ideal for dog walkers or anyone with a sense of adventure looking to explore!

The friendly and charming village of Shadoxhurst is located between Ashford & Tenterden to the South of Ashford and enjoys good access to the International Train Station with regular services to London and the continent. There is also public transport links to both Ashford & Tenterden. Shadoxhurst has plenty to offer its residents including a village post office and shop at Stubbs Cross, a village hall, and a popular sports pavilion and a charming country pub.

For full measurements please see attached floorplan, an internal inspection is certainly recommended to appreciate this lovely property.

