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Country Houses

Shirkoak Farm & Barn Woodchurch

DISTINCTIVE COUNTRY PROPERTY

Shirkoak Farm & Barn Woodchurch, Kent TN26 3PZ

A character Grade II listed Georgian farmhouse with a separate 2 bedroom barn annexe, set in gardens and grounds with tennis court, paddocks, outbuildings and a large fishing lake.



Close to the picturesque village of Woodchurch and well located for the historic market town of Tenterden and the thriving town of Ashford with its high speed train service to London.

In all just under 9 acres.

Guide Price £1,295,000





Shirkoak Farm Accommodation

- Reception hall • Sitting room • Dining room • Drawing room
- Kitchen / breakfast room • Laundry room • Master bedroom suite with dressing room and bathroom en suite • Four further bedrooms each with facilities en suite

Barn Accommodation

- Open plan living area with kitchen
- Two bedrooms (en suite) • Office • Art studio • Store Room

Outside

- Extensive gardens including kitchen garden with greenhouse
- Pond • Tennis court • Three bay cart lodge • Workshop
- Hen house with enclosed run • Paddocks with field shelter
- Fishing lake • In all just under 9 acres

Communications

- Tenterden - 5 miles • M20 (Jct 9) – 8 miles
- Ashford International High Speed station (St Pancras 37 minutes) – 7.5 miles

Situation

Shirkoak Farm is situated close to the picturesque village of Woodchurch with its village cricket green and historic windmill, village shop, post office, butcher, two pubs, 13th Century church and a popular primary school.

The historic market town of Tenterden with its' excellent range of shops, including a Waitrose supermarket, many restaurants and public houses, is 5 miles away.

Wider amenities can be found in the thriving market town of Ashford, around 7 miles away. The surrounding area offers a choice of both private and state schooling.

The high speed train service into London St Pancras is accessed from Ashford International, making this property easily within commutable distance.

Motorway access is from Junction 9 of the M20 motorway and is about 8 miles away, providing a fast link to the Channel Tunnel, Dover Port and M25.

Shirkoak Farm

Shirkoak Farm is a substantial Grade II listed farmhouse, with many original features including an inglenook fireplace, exposed timbers and oak floors. The sitting room is a light bright space with lovely views across the pond to the lake beyond. By contrast the drawing room has the inglenook fireplace and exposed beams. Adjacent is the dining room with ample space for a large dining table.



The kitchen is well fitted with a range of units, central island and a green Aga and beyond is the breakfast room. The downstairs accommodation is completed with a utility room and cloakroom.

Upstairs the master bedroom suite, which has views over the gardens, has a separate dressing room as well as a bathroom. There are two further double bedrooms each with en suite amenities and then there are two bedrooms which share the family bathroom.

The Barn Annexe

The barn has been sympathetically converted to provide comfortable ancillary accommodation with two double bedrooms each with shower rooms en suite at either end of a spacious open plan kitchen / living/ dining room with high vaulted ceiling. The barn has separate vehicle access from the road and its own garden.



Adjoining the barn is an outbuilding that has been converted to provide a home office and store room and an artist studio above.

The Grounds

The house is approached through a five bar gate with a large graveled courtyard providing parking space for a number of vehicles in front of the triple bay open cart barn. Attractive gardens surround the main house with lawns, neatly trimmed hedges and mature trees as well as a terrace for outdoor dining and a pretty farm pond.

The all weather tennis court sits at the bottom of the garden and beyond this are the paddocks, amounting to about 3 acres. Screened by high hedges is the hen house, workshop and the kitchen garden with greenhouse.

Lake

To the northern side of the property is the lake, which covers over two acres and as well as being well stocked with carp, bream and tench is also a sanctuary for wildfowl.

Services

Oil fired central heating, mains water & electricity, private drainage.

Viewing

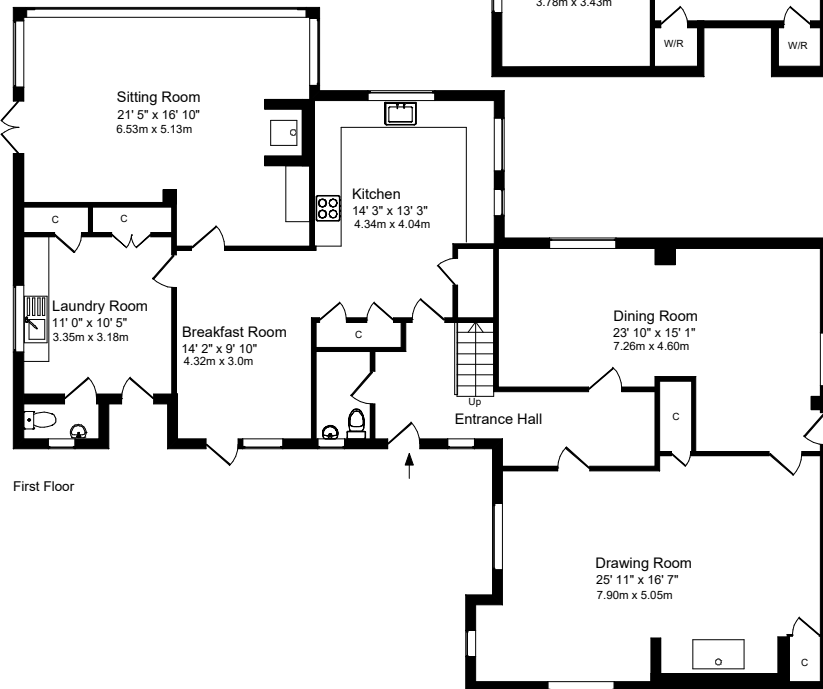
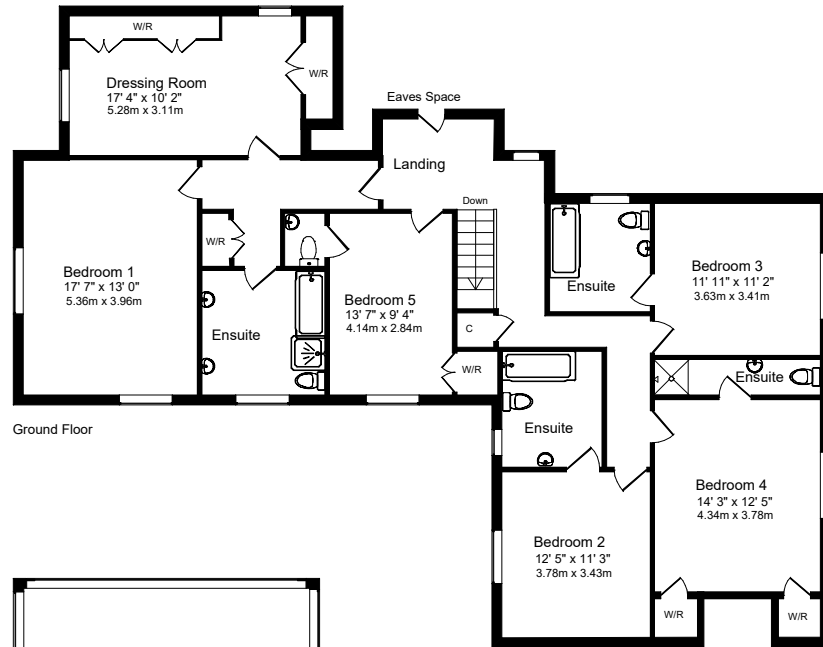
Strictly by appointment only.

If you would like to view Shirkoak Farm, please call us.



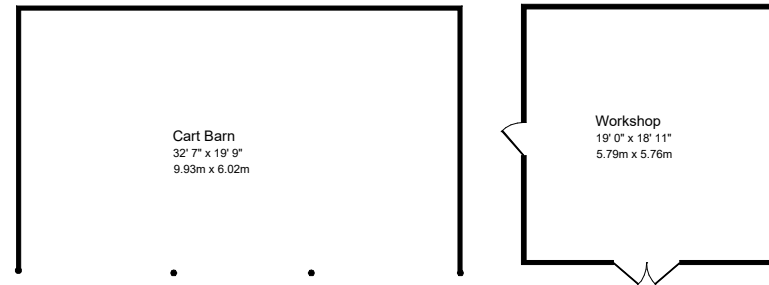
Shirkoak Farm

Approx. Gross Internal Floor Area : 3,390 Sq. Ft. / 315 Sq. m



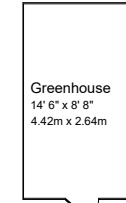
Approx. Gross Internal Floor Area : 3,390 Sq. Ft. / 315 Sq. m

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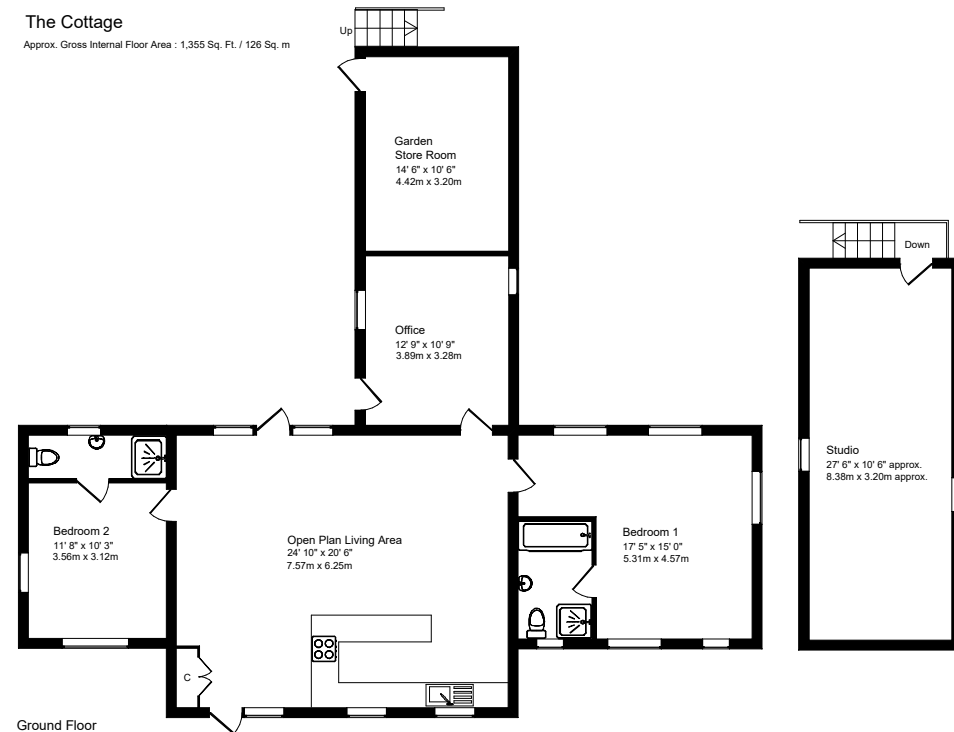
Cart Barn

Approximate Gross Internal Floor Area Outbuildings: 1,130 Sq. Ft. / 105 Sq. M.



The Cottage

Approx. Gross Internal Floor Area : 1,355 Sq. Ft. / 126 Sq. m



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#TheGardenOfEngland



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Directions

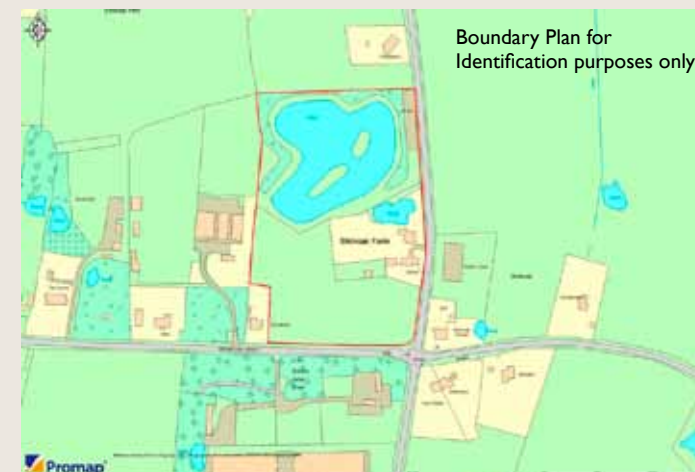
From our offices in Tenterden, follow Oaks Road out of Tenterden, bear left along Golden Square and at the cross roads go straight over taking the B2067 Woodchurch Road.

Upon entering Woodchurch, turn left onto Front Road and follow this road out of the village towards Bethersden.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

After just over ½ mile you will reach cross roads and the property will be found on your left.

From Junction 9 of the M20, take the A28 towards Tenterden. After approx 5 miles turn left towards Woodchurch and proceed for approximately 2.5 miles. Shirkoak Farm is on your right just before the cross roads



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Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

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Tenterden, Kent TN30 6QX
01580 766766

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Country Houses

Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy,
but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call.
I would be happy to help.



Simon.

Ashford

01233 506260

Tenterden

01580 766766



rightmove

www.hobbsparker.co.uk



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