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The Villages

| The Fairways Woodchurch Road Shadoxhurst

LOCAL VILLAGE PROPERTY



## I The Fairways

Woodchurch Road  
Shadoxhurst, Kent TN26 1LE

A superior detached house with double garage, plenty off road parking and good size gardens. Located in a popular residential road within the village.

Lovely countryside walks on your doorstep and easy access to Ashford International (London St Pancras only 37 minutes).

Offers in excess of £600,000



### Accommodation

- Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Dining Area • Utility Room • Downstairs Shower Room • Cinema Room • Music Room
- 4 Double Bedrooms (2 with En Suite Shower Rooms)
- Study Landing • Family Bathroom

### Gardens

- Off-road parking for several cars • Lawned rear garden with mature shrubs and trees • Integral double garage
- Decking.

### Communications

- Ashford/Int Station (St Pancras 37 minutes) – 4.5 miles
- Ashford – 4.5 miles • Stubbs Cross Post Office/General Store – 1.5 miles • Tenterden – 5.5 miles





## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Situation

The Fairways is located in the centre of the village of Shadoxhurst in a sought after residential road .

The village of Shadoxhurst is well placed for access to both Ashford and the Ashford International Station (St. Pancras 37 minutes) and the pretty town of Tenterden.

There is a choice of educational, shopping and leisure facilities in both towns and just over a mile outside the village is a general store/Post Office with the Tesco Park Farm superstore being about 2 miles away.

There is also the Kings Head pub in the village which is highly recommended for its good food and friendly atmosphere.

## The Fairways

The Fairways is an immaculate and substantial detached family house built approximately 11 years ago as one of two individual builds.

The property offers extremely versatile and large living space with an internal area of over 3000 sq ft.

On the ground floor there is a spacious entrance hallway with stairs to the first floor, shower room, utility room (plus door into the integral double garage) cinema room and study (both of which could double up as bedrooms), sitting room with open fireplace and stunning kitchen/breakfast/family room complete with centre island, integrated appliances and Travertine flooring with under floor heating.

The kitchen opens into the dining area which enjoys a pleasing outlook over the rear garden.

On the first floor, the generous master bedroom has a walk through dressing area and ensuite shower with double shower tray and his and hers vanity sink units.

There are three further double bedrooms all with built in cupboards and one with an ensuite shower room and a separate family bathroom.

The long landing is currently used as a study area.

The property is considered in excellent order throughout and ideal for any family looking for something high spec and ready to move into.

## Outside

The front of the property has a driveway with off road parking for 5 cars and access to the double garage with electric garage door. There is side access to the rear garden which is mostly laid to lawn with a fenced boundary and mature trees/shrubs. There is also a decked seating area around the back of the property.

## Services

Mains water, electricity and drainage.  
Oil fired central heating.

## Directions

**From Ashford** proceed along the B2070 towards Hamstreet. At the cross-roads at Stubbs Cross turn right into Magpie Hall Road and after about half a mile turn left into Tally Ho Road. Following the road into the village of Shadoxhurst proceed beyond the sharp bend and no 1 The Fairways will be found a short distance on your right.

## Viewing

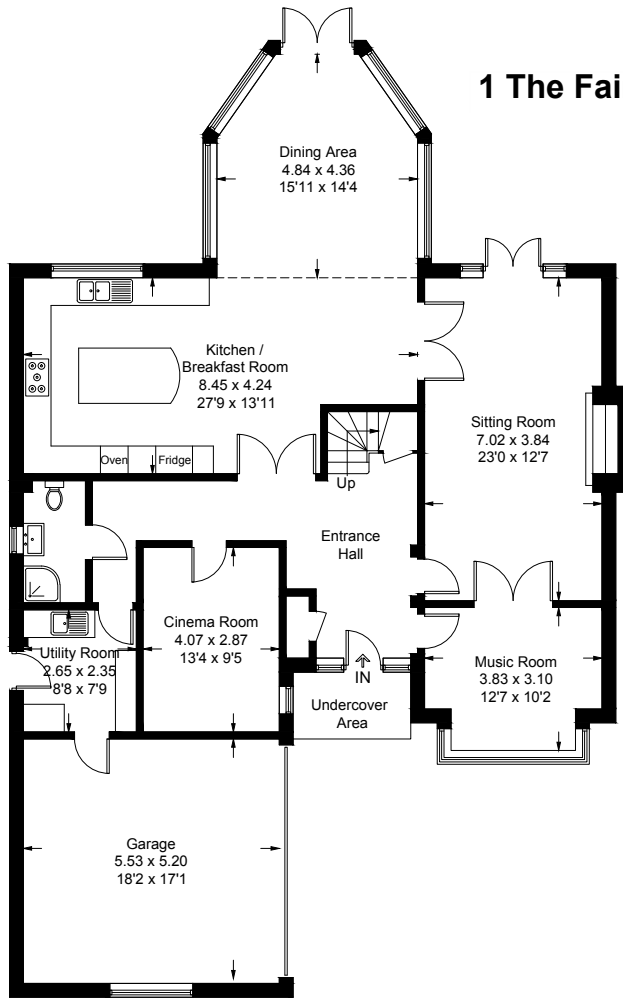
Strictly by appointment only.  
**(Reference V2054)**

## Energy Performance Certificate

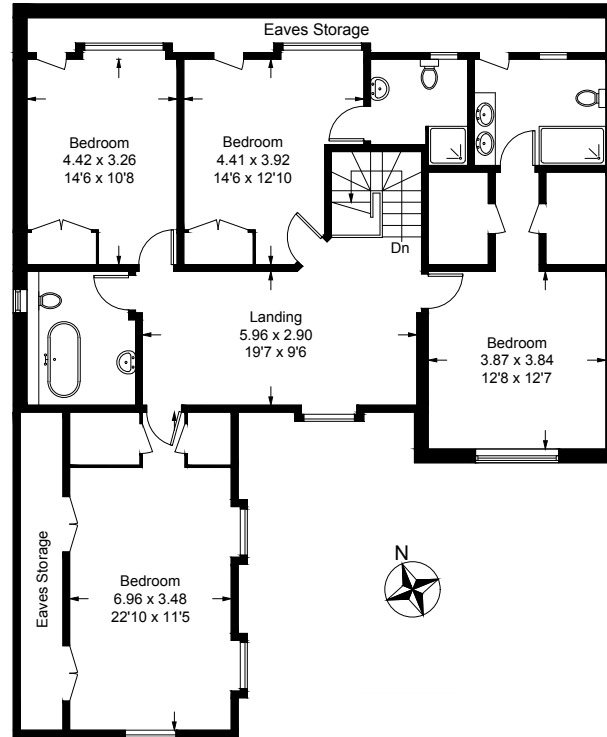




## 1 The Fairways, Woodchurch Road, Shadoxhurst



**Ground Floor - 168.8 sq m / 1817 sq ft  
(Including Garage)**



**First Floor - 123.8 sq m / 1332 sq ft  
(Excluding Eaves Storage)**

Approximate Gross Internal Area = 292.6 sq m / 3149 sq ft  
(Including Garage / Excluding Eaves Storage)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID432446)

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.

# Shadoxhurst

LOCAL VILLAGE PROPERTY

Shadoxhurst is about 4 miles from Ashford with its fast speed rail link to London St Pancras (37 minutes). There are many woodland walks within the parish and the Kings Head won the Pub Food of the Year Award 2009, with its inspired menus using home grown produce.

About a mile from the village centre is the post office/ general store at Stubbs Cross

and the Park Farm Retail Park with Tesco Superstore is about 2 miles. In the centre of the village is the village hall with mother and toddler and playschool groups. This is also the venue for The Flower Arranging Club.

There are two churches in the village.



### Ashford Office:

Romney House  
Orbital Park  
Ashford, Kent TN24 0HB

**01233 506260**

### Tenterden Office:

9 The Fairings  
Oaks Road  
Tenterden, Kent TN30 6QX

**01580 766766**

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The Villages

# Are you thinking about selling your house?

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

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist 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. I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success.

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 The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, we offer 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.



Sarah.

Ashford  
**01233 506260**



Tenterden  
**01580 766766**



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