



Sheenam,
Woodchurch Road, Shadoxhurst, Kent TN26 1LE

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Price Guide : £710,000

Sheenam offers an exciting opportunity to purchase a beautifully presented five bedroom property having been extended and refurbished to exacting standards creating a most impressive, versatile family home.

On approach, you are met by a traditional style property that sits comfortably in its setting and it is only once you step inside that you fully appreciate the huge transformation that this property has undergone.

There is a striking contemporary double-height extension at the rear, designed to maximise natural light overlooking the south-facing garden. The spacious open-plan room delivers a real “wow” factor, providing an exceptional social living space at the heart of the home.

The property features stylish décor throughout, along with high-spec bathroom and shower suites with the ground floor also benefiting from an additional bedroom with en-suite, enhancing the home’s flexibility.

To the front a driveway offers ample parking and an integral garage, while the terrace and garden provide generous outdoor space for the whole family—ideal for keen gardeners and nature lovers alike. Viewing is strongly recommended to appreciate everything this unique home has to offer.

- Impressive detached 5 bedroom / 4 bath / shower rooms
- Beautifully presented with stylish light décor throughout
- Stunning open plan kitchen / dining / family room
- Glazed doors and windows flooding the house with light
- Extensive undereaves storage space
- Driveway providing ample off road parking space
- Garage with remote controlled roller door
- Large garden with ideal for family living and keen gardeners
- Convenient location in the centre of the village
- Catchment areas for Ashford Grammars
- Within easy reach of Ashford International train station

SITUATION: Shadoxhurst village benefits from amenities including a village hall, playing fields, popular public house, churches and plenty of countryside walks. A post office stores is nearby at Stubbs Cross with well stocked general store. The village is located to the southwest of Ashford between the North Downs and Romney Marsh surrounded by beautiful, wooded countryside and farmland. Ashford is about 5 miles offering a range of shopping, health and leisure facilities and a variety of good schools 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 accommodation comprises the following with approximate dimensions : The front door opens into a good size **ENTRANCE PORCH** providing ample space for shoes and coats etc, this opens through to the **ENTRANCE HALL** with staircase leading to the first floor. Doors to :

BEDROOM 5 11'11 x 9'4. This is a versatile room currently used as a playroom but offering good flexibility with buyers requirements. Window to the front.

CLOAKS CLOSET An incredibly useful space offering ample storage for coats, boots / shoes etc.

KITCHEN / DINING / FAMILY ROOM 29' x 20'. This stunning open plan room is truly at the heart of the home with its high ceiling and glazed doors, it is flooded with natural light and provides a wonderful view over the rear garden. The high-spec kitchen provides a range of oak worksurfaces and matching central island / breakfast bar providing additional work-top space with integrated hob. There are a range of shaker-style base units, drawers, larder and wall cupboards along with a built in double electric oven and integrated dishwasher. A window to the side and the remote controlled velux sky windows offer further natural light. The dining area has ample space for table and chairs with sitting area providing a place to sit and relax and also to entertain. In the warmer months the doors fold back bringing the 'outdoors in' ideal for extended summer evenings.

STUDY / SNUG 9'2 x 8'. Currently used as a cosy snug. However, this room could also serve as study if required. Window to the side.

BEDROOM 3 & EN-SUITE SHOWER ROOM 11'11 x 7'11. Double aspect room with windows to the front and side. Sliding door to en-suite shower room comprising low level w.c. wash basin and shower cubicle.

UTILITY ROOM 10'5 x 6'5. A good size utility room with worktops with base cupboards and space for washing machine below and inset sink unit with mixer tap. Broom / storage cupboard. Part glazed door to the garage. Door to a conveniently placed **CLOAK-ROOM** comprising low level w.c. and wash hand basin.

FIRST FLOOR LANDING Doors to

BEDROOM 1 WITH EN-SUITE 17' x 15'3. A lovely double aspect room with window to the front and velux window to the rear. Access to extensive eaves storage space. EN-SHOWER ROOM fitted with a smart white suite comprising low level w.c. wash basin, towel rail and shower cubicle.

GUEST BEDROOM WITH EN-SUITE 17'2 into recess x 14'4 max. A light and bright bedroom with mezzanine floor overlooking the main reception room and taking advantage of the natural light. Eaves storage. Access to useful eaves storage area. Door to EN-SUITE SHOWER ROOM with a modern white suite comprising low level w.c. wash hand basin, towel rail and shower cubicle.

BEDROOM 4 16'10 into recess x 7'10 (max). Window to the front.

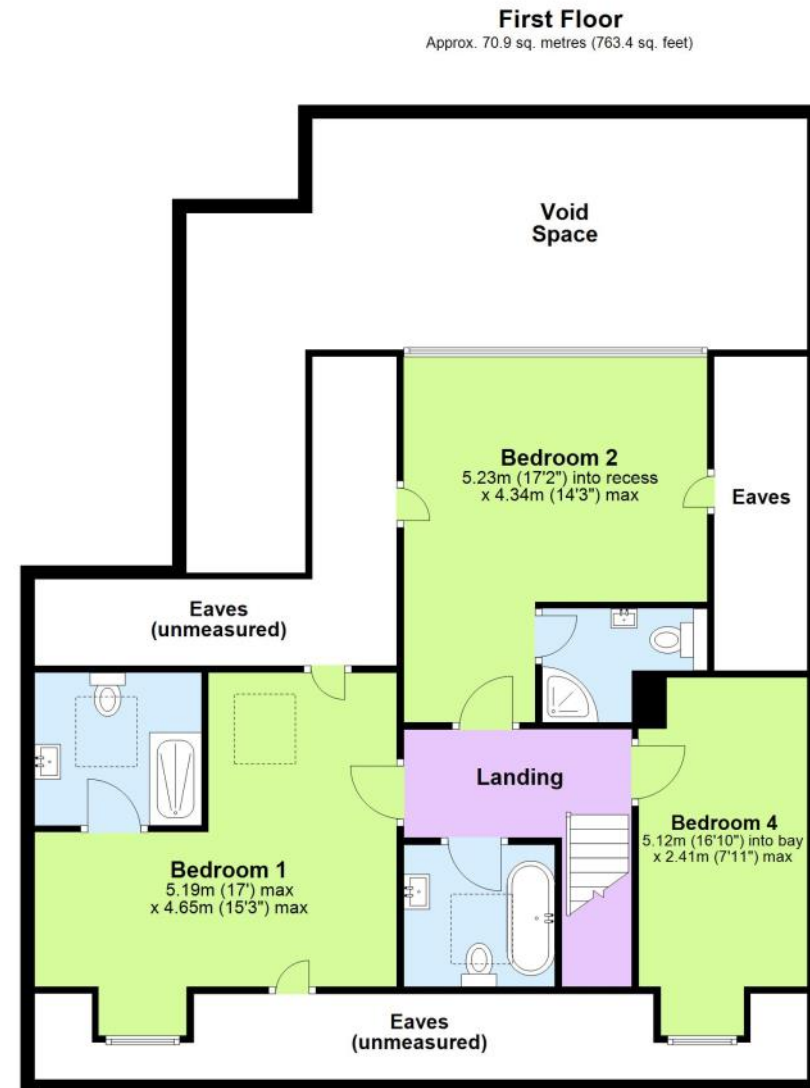
FAMILY BATHROOM Fitted with a smart contemporary suite comprising free standing bath with floor mounted mixer tap / shower attachment, low level w.c. wash hand basin and towel rail. Velux window to the front.

OUTSIDE The five bar gates opens onto the driveway providing off road parking for several vehicles and access to the **GARAGE** 24'3 x 10'8 with remote controlled roller doors. Power and light connected. Personal door to the rear garden and to the utility room. Immediately to the rear is a good size terrace ideal for seating and alfresco dining overlooking the south facing rear garden being mainly lawned with mature flowering plants and shrubs – ideal for adults, children, pets and gardeners alike to enjoy. The oil tank and central heating boiler are located to one side with pedestrian path to the other side leading front.

SERVICES : Mains drainage, water and electricity. Oil central heating. Underfloor heating to the kitchen / dining / sitting room and to the first floor shower / bathrooms. Please note there are some sloping ceilings on the first floor. Local Authority : Ashford Borough Council. EPC :

VIEWING by appointment through WarnerGray 01580 766044





Total area: approx. 206.7 sq. metres (2225.3 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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