



Criols Court, Shadoxhurst
£1,000,000–£1,150,000

Criols Court

Shadoxhurst, Ashford

Nestled amidst the picturesque countryside, this enchanting 16th-century period farmhouse exudes a timeless charm. Boasting an impressive internal area of over 3500sqft, the residence spans three floors and offers a spacious and versatile living space whilst being thoughtfully positioned, affording breath taking vistas of sprawling open farmland, while its seclusion from the lane creates a serene and private atmosphere. Embraced by its own meticulously landscaped gardens, which extend to around one acre, the farmhouse harmoniously blends with its natural surroundings.

Council Tax band: G

Tenure: Freehold

- 16th Century Period Farmhouse
- Family-sized Kitchen/Breakfast Room with Separate Pantry Store and Utility
- Sweeping Driveway leading to a Double Garage and Ample Parking
- Lovely Characterful Features Throughout
- Two Large Reception Rooms, each with Inglenook Fireplaces
- Separate Barn offering Annexe Potential
- Gardens Extending to Approx. 1 Acre
- A Short Walk from the Village of Shadoxhurst
- Just a 5-mile Drive to Ashford & International Station



Entrance Hallway**Sitting Room**

18' 0" x 19' 0" (5.48m x 5.79m)

Dining Room

18' 1" x 19' 9" (5.52m x 6.02m)

Kitchen/Breakfast Room

9' 9" x 19' 9" (2.97m x 6.02m)

Study

10' 7" x 9' 6" (3.22m x 2.89m)

WC**Pantry**

11' 0" x 11' 0" (3.36m x 3.36m)

Utility

8' 3" x 6' 6" (2.52m x 1.97m)

First floor landing**Principal Bedroom**

17' 11" x 19' 0" (5.46m x 5.79m)

Dressing Room

10' 7" x 13' 5" (3.22m x 4.09m)

En-suite**Guest Bedroom/Bedroom Two**

11' 11" x 19' 9" (3.64m x 6.02m)

En-suite**Bedroom Three**

10' 2" x 13' 5" (3.11m x 4.08m)

Shower Room**Second floor landing****Bedroom Four**

11' 5" x 18' 3" (3.48m x 5.55m)

Bedroom Five

17' 5" x 20' 6" (5.31m x 6.26m)

Services

Mains water and electricity. Private drainage (Klargester) and Oil Central Heating.

Location Finder

what3words: ///overtime.undertone.glorified



GARDEN

GARAGE

Double Garage

DRIVEWAY

10 Parking Spaces



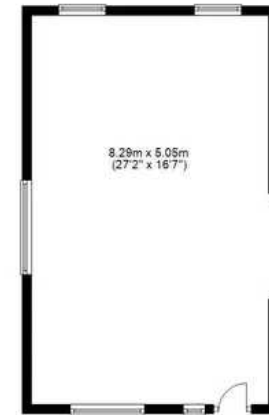




Double Garage
Approx. 29.8 sq. metres (320.6 sq. feet)



The Barn
Approx. 41.9 sq. metres (450.6 sq. feet)



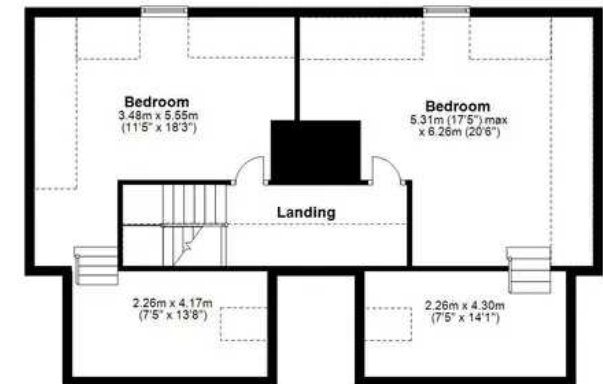
Ground Floor
Approx. 146.4 sq. metres (1575.9 sq. feet)



First Floor
Approx. 104.3 sq. metres (1123.1 sq. feet)



Second Floor
Approx. 83.6 sq. metres (899.4 sq. feet)



Total area: approx. 406.0 sq. metres (4369.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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