



## Scotsraig Hamstreet Road, Shadoxhurst

Offers in Region of £1,000,000

# Scotsraig Hamstreet Road

Shadoxhurst, Ashford

Luxurious 4-bedroom detached house in Shadoxhurst boasts modern design and traditional charm. Expansive layout, en-suites, stunning kitchen/family area, landscaped garden, detached office, double garage, and ample parking. Enjoy serene country living with convenient access to Ashford.

Council Tax band: E

Tenure: Freehold

- Sitting within a plot of c.0.35 acres
- Superbly Renovated & Extended Detached Family Home
- Impressive Expanse of Internal Accommodation
- 4 Double Bedrooms
- En-suites to 3 Bedrooms
- Stunning Kitchen/Family Area with Bi-Fold Doors to Rear Garden
- Awesome Entrance Hall with Log Burner
- Double Garage & Driveway Parking for approx. 10 Vehicles
- Close by to the villages of Shadoxhurst, Hamstreet & Kingsnorth with easy access to Train Station
- Detached Office from Main Residence



### Entrance Hall

Large open space with windows to front and side, oak staircase leading to first floor, limestone flagstone flooring, log burner in exposed brick fireplace, shoe storage cupboard and additional storage cupboard, radiator.

### Sitting Room

17' 11" x 11' 7" (5.46m x 3.53m)

Carpeted with window outlook to front, log burner in exposed brick surround.

### Kitchen with Dining/Family Area

35' 6" x 21' 11" (10.82m x 6.68m)

Bi-folding doors leading to rear garden patio, limestone flagstone flooring with underfloor heating, solid wood kitchen comprising cupboards and drawers beneath worksurfaces and additional wall mounted units, x 2 integrated dishwashers, 1 and a half bowl stainless steel sink with mixer tap, double Miele oven, Miele Coffee Machine, 4 ring Miele induction hob, window to rear, radiator, space for freestanding American fridge/freezer, centre island with breakfast bar seating.

### Cloakroom

Low level wc, pedestal wash hand basin, stone tiled flooring, towel radiator.

### Rear Lobby

Door leading to rear garden, limestone flagstone flooring, window to side and radiator.

### Utility Room

Stainless steel sink with mixer tap and drainer, oil fired boiler for central heating and hot water, flagstone flooring, sash window to side, cupboard housing hot water cylinder, space and plumbing for washing machine, storage cupboards with work tops.

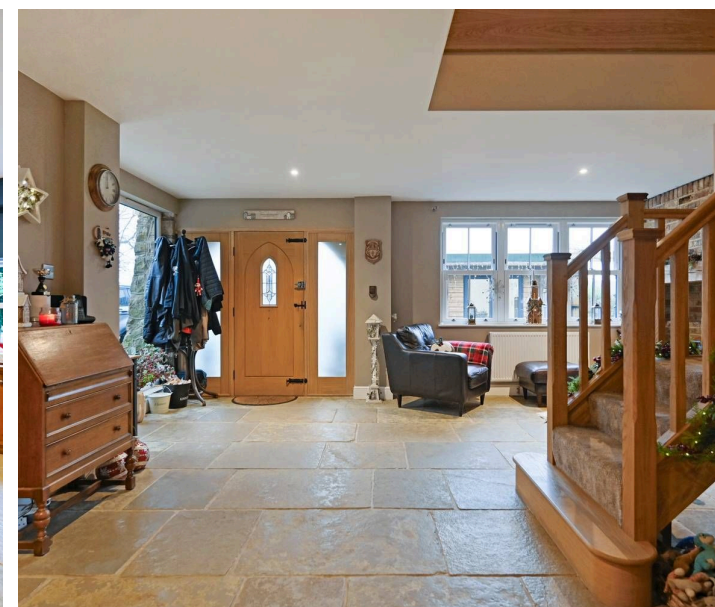
### Bedroom

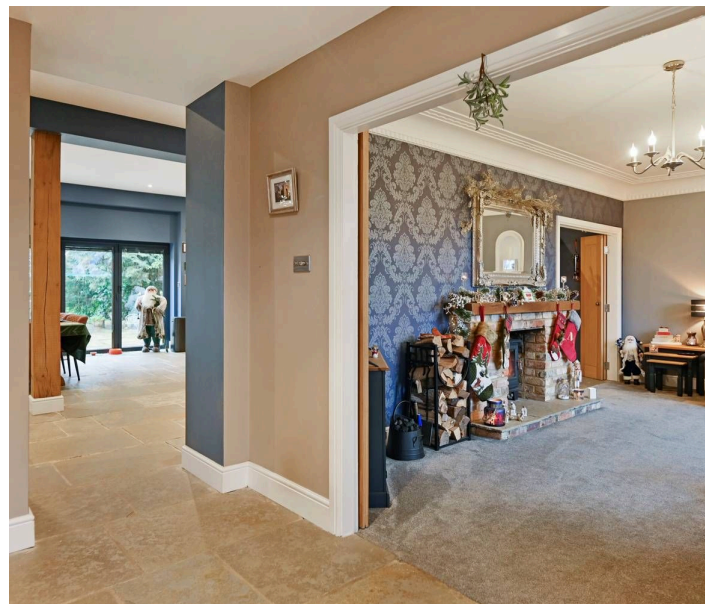
16' 1" x 13' 8" (4.90m x 4.17m)

Carpeted, window to front, built in double wardrobe.

### En-suite

White suite comprising low level wc, pedestal wash hand basin with mixer tap, tiled shower cubicle with Mira power





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EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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## REAR GARDEN

Sitting within a plot of just over a third of an acre and backing onto woodland the rear garden is mostly laid to lawn with large patio area, there is gated side access leading to 2 storage sheds (measuring 15' x 7' & 9'1 x 5) and rear access leading to garage.

## DRIVEWAY

10 Parking Spaces

The property is accessed via electric security gates taking you to parking for in excess of 10 vehicles.

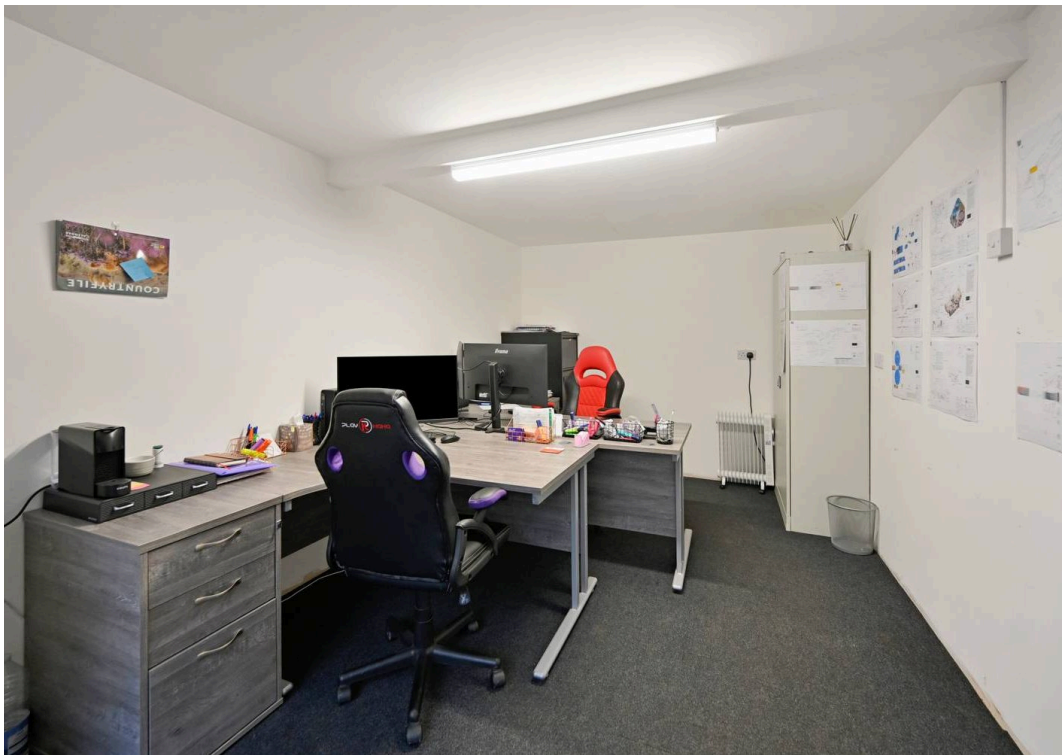
## DOUBLE GARAGE

2 Parking Spaces

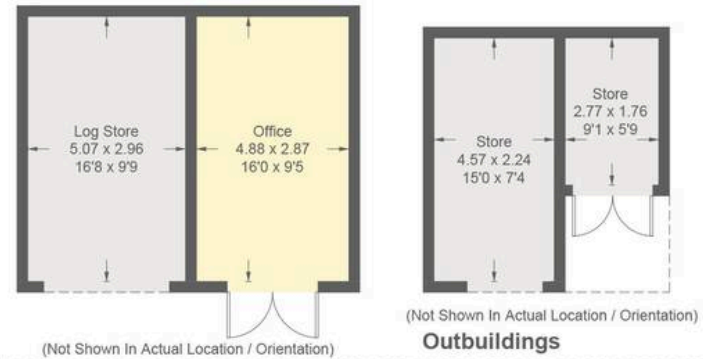
Double garage with electric and personal door to rear garden.



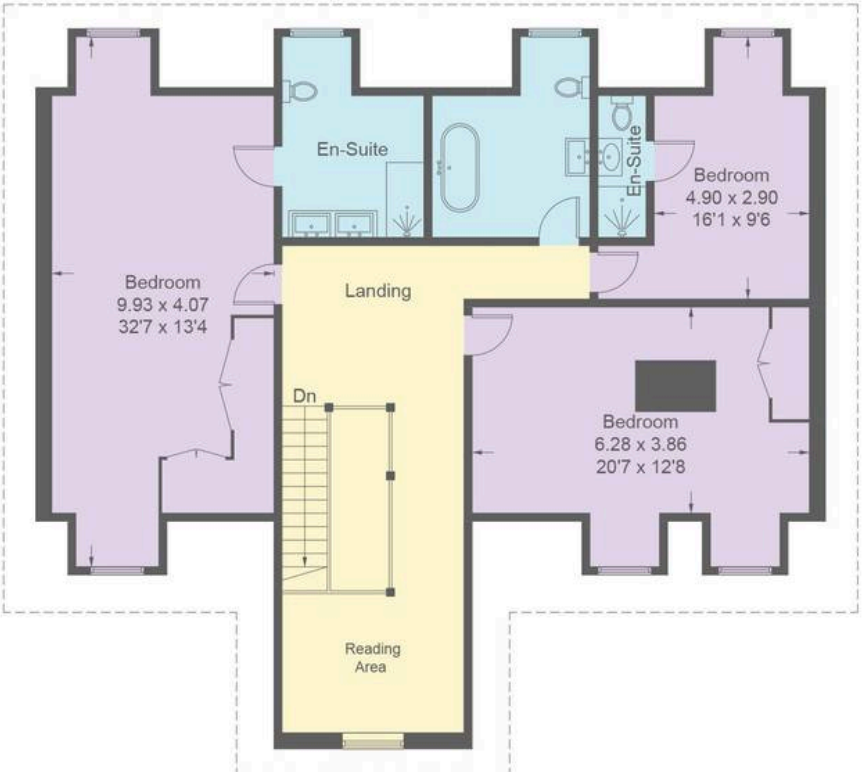




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**Ground Floor - 167.7 sq m / 1805 sq ft**



**First Floor - 134.3 sq m / 1446 sq ft**

Approximate Gross Internal Area = 302.0 sq m / 3251 sq ft

Garage = 33.5 sq m / 360 sq ft

Outbuildings = 45.3 sq m / 488 sq ft

Total = 380.8 sq m / 4099 sq ft

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. (ID1153125)

[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)





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.

## Andrew & Co Estate Agents - Ashford

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