



11 Park Farm Close, Shadoxhurst  
£685,000

## 11 Park Farm Close

Shadoxhurst, Ashford

A beautifully presented four-bedroom detached family home, backing onto farmland and enjoying far reaching views, featuring a garage & driveway, three reception rooms, en-suite to the main bedroom and centrally located within the village, close to amenities including the village pub and convenience store.

Council Tax band: F

Tenure: Freehold

- Beautifully presented four-bedroom detached family home
- Far reaching views across farmland to the rear
- Backing on to open farmland
- Garage & driveway parking
- Three reception rooms plus first-floor study
- En-suite to Bedroom 1
- Centrally located within the village of Shadoxhurst
- Walking distance to the village pub, convenience store, village hall, recreational ground and numerous countryside walks
- Only a 10-minute drive to Ashford International Station (4.6 miles)



### Entrance Hallway

Spacious entrance hallway with stairs leading to the first floor and storage space beneath, storage cupboard, doors to each room, uPVC partly glazed door to the front with sidelight window, radiator & Parquet flooring.

### Cloakroom

Window to the side, WC, wash basin, half-height wall paneling and vinyl cushion flooring.

### Living Room

22' 5" x 13' 8" (6.83m x 4.17m)

Large picture window to the front, feature fire-place with inset dual-fuel burner, double internal doors leading to second reception room, radiators & Parquet flooring.

### Reception Room

20' 2" x 12' 11" (6.15m x 3.93m)

A lovely addition, with a part vaulted ceiling, views across the garden and doors leading out, radiator & laminate wood flooring.

### Dining Room

14' 4" x 8' 1" (4.37m x 2.46m)

Window looking out over the garden and enjoying far reaching views across farmland, radiator, serving hatch through to kitchen & Parquet flooring.

### Kitchen

14' 4" x 10' 6" (4.37m x 3.20m)

A generously sized kitchen featuring matching wall and base units with worksurfaces over, inset stainless steel sink/drainer with mixer tap and filtered water tap, electric range-cooker with extractor hood above, space and plumbing for a dishwasher & washing machine, space for free-standing fridge/freezer. Radiator, tiled splashback and tiled flooring. Window to the rear overlooking the garden and door leading out.

### Landing

Doors to each room, loft access and fitted carpet.





### Bedroom 1

14' 0" x 11' 2" (4.27m x 3.40m)

Large window to the front, built-in wardrobe, radiator and fitted carpet.

### En-suite

Comprising a square shower with opening door and thermostatic power shower, WC, wash basin, towel radiator, mostly tiled walls, vinyl cushion flooring and window to the side.

### Bedroom 2

13' 5" x 11' 2" (4.09m x 3.40m)

Window to the rear enjoying stunning views over the garden and across farmland, cupboard housing hot water cylinder, radiator & fitted carpet.

### Bedroom 3

16' 5" x 10' 4" (5.00m x 3.15m)

Large window to the rear enjoying stunning views over the garden and across farmland, eaves access, radiator and laminate wood flooring.

### Bedroom 4

13' 10" x 9' 6" (4.22m x 2.90m)

Window to the front, built-in wardrobe, radiator and fitted carpet.



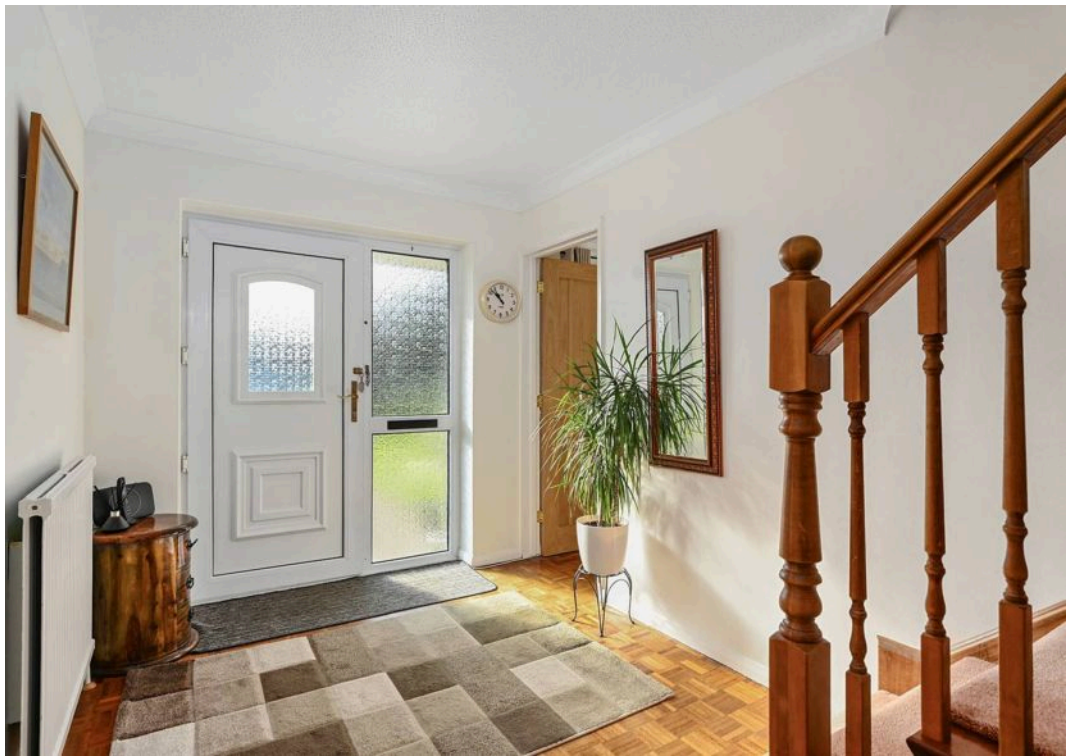
### Bathroom

Comprising a bath with mixer taps, glass shower screen and shower over, WC, wash basin with vanity space and storage beneath, towel radiator, partly tiled walls (fully tiled around the bath), vinyl cushion flooring and window to the side.

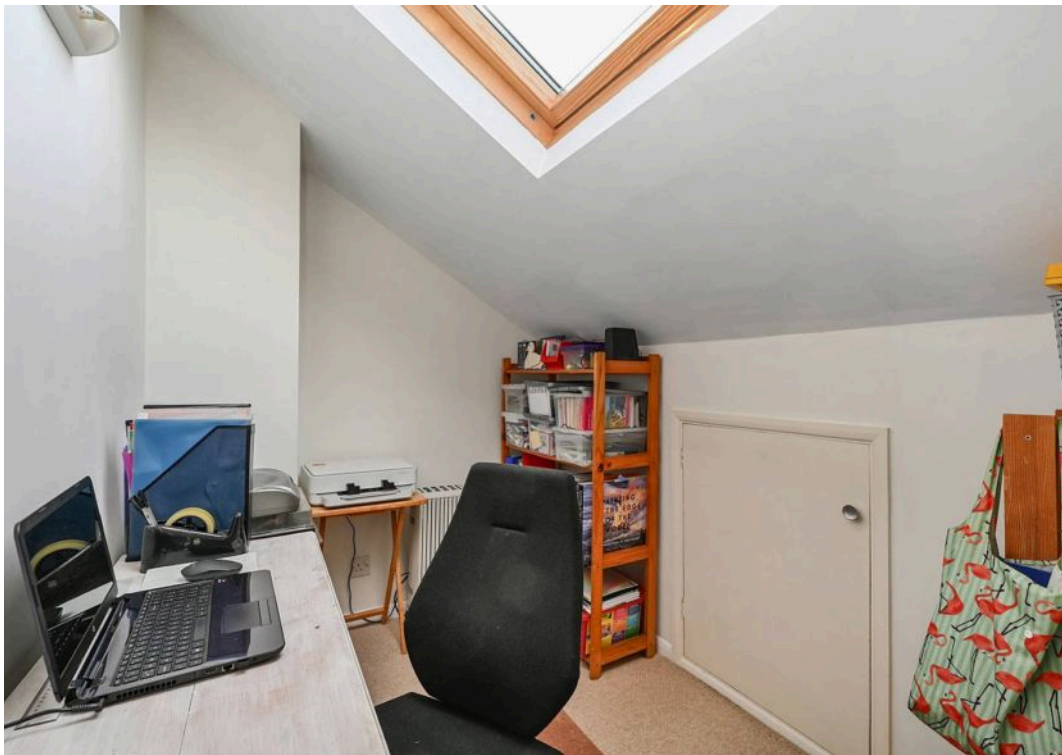
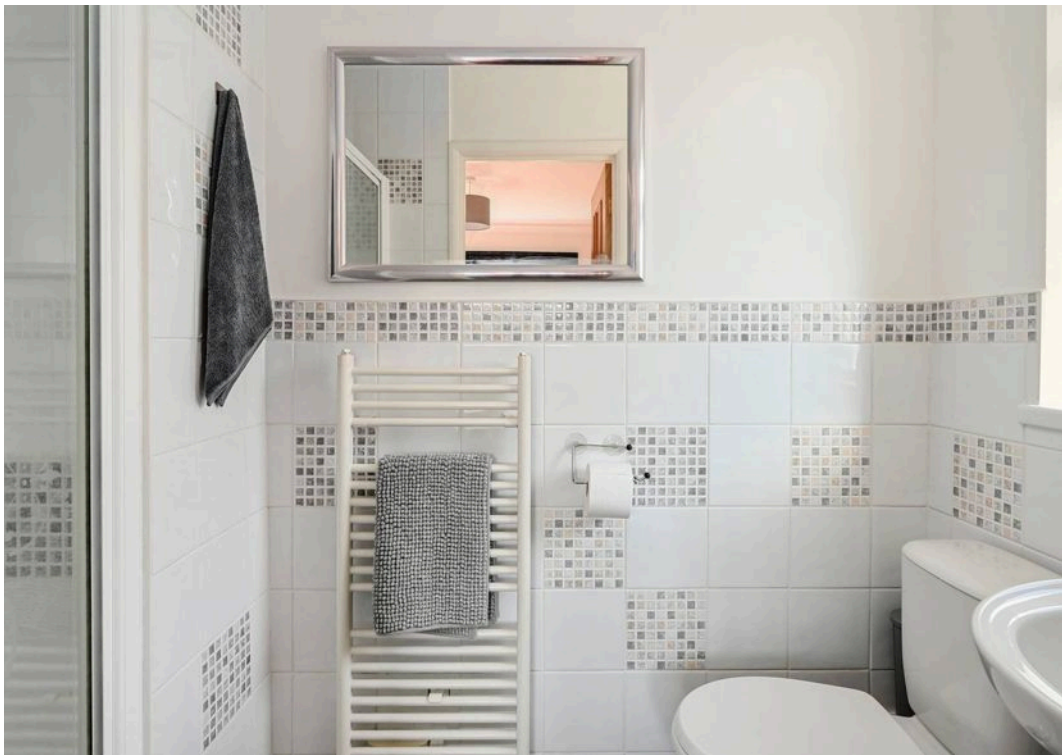
### Study

9' 9" x 5' 11" (2.97m x 1.80m)

Roof window to the side, eaves access and fitted carpet.







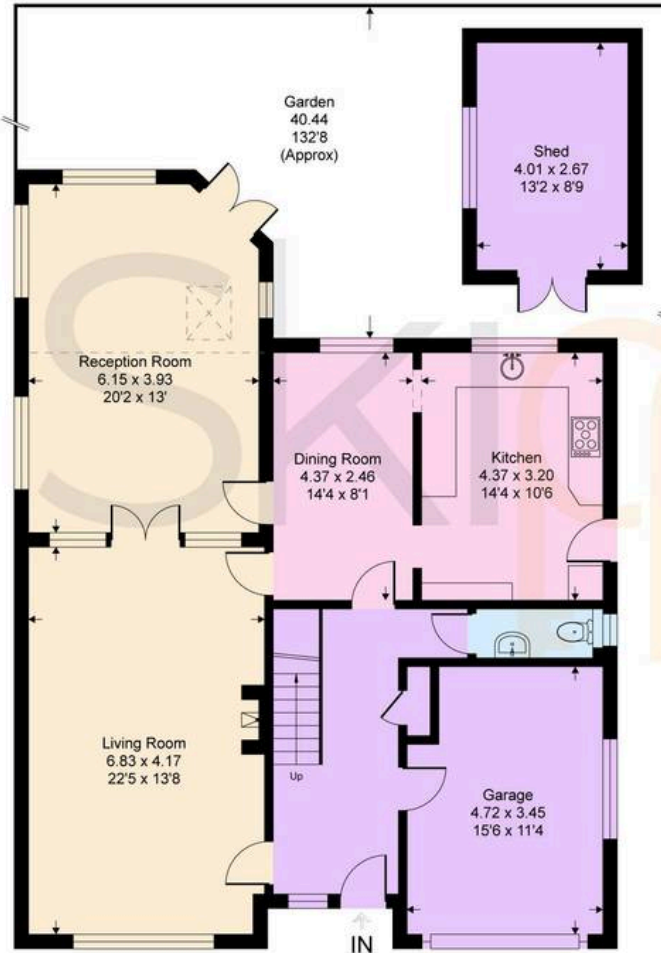






# Park Farm Close, TN26

Approximate Gross Internal Area = 174.3 sq m / 1877 sq ft  
Approximate Garage Internal Area = 15.5 sq m / 167 sq ft  
Approximate Outbuilding Internal Area = 10.6 sq m / 115 sq ft  
Approximate Total Internal Area = 200.4 sq m / 2159 sq ft  
(excludes restricted head height)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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