



HILLCREST
CHURCH LANE, SHADOXHURST, KENT TN26 1LX



**Lambert
& Foster**



M20 J10 6 MILES | ASHFORD MAINLINE RAILWAY STATION 5.5 MILES | WOODCHURCH 3.5 MILES

HILLCREST, CHURCH LANE, SHADOXHURST, KENT TN26 1LX

First time on the market in 73 years. A former smallholding comprising a detached circa 1930's bungalow for complete renovation, timber sheds, gardens and grounds extending to approximately 0.66 of an acre including former agricultural buildings, all occupying a semi rural location adjoining fields to the rear.

GUIDE PRICE £525,000



SITUATION

Hillcrest enjoys a semi rural location set along this predominantly single track lane on the periphery of the village which provides a public house and village hall. The nearby village of Woodchurch, approximately 3.5 miles provides good everyday amenities including post office, butchers, village store, doctors' surgery and two pubs. The market town of Ashford is situated approximately 6 miles distance and provides a comprehensive range of amenities including mainline railway station. The high-speed train service runs between Ashford International station and London St Pancras. The M25 can be accessed by the M20 at Junction 10 providing links to Gatwick, Heathrow Airport and other motorway networks.

DIRECTIONS

From the centre of the village proceed past The Kings Head pub on the Woodchurch Road towards Woodchurch, turning left into Church Lane. Continue on whereupon Hillcrest will be found, set back on the left hand side, just off a minor right hand bend.



PROPERTY

The property comprises a detached bungalow, circa late 1920s/early 1930s, presenting brick elevations, set with replacement UPVC double glazed windows beneath a pitched, interlocking tiled roof.

The accommodation now requires complete renovation comprising an entrance porch and hall, a sitting room with aspect to front, the dining room with an open fireplace with a shelved cupboard fitted to the recess and an aspect to side. The kitchen is simply fitted, with base and eye level cupboards and drawers, a useful larder cupboard, a stainless steel sink unit, space and plumbing for washing machine, space and electric point for a cooker and an aspect to rear with a pleasant outlook across the garden. A useful utility room has a door out to the garden.

Two double bedrooms are accessed off the hall with an aspect to side and bedroom one, with an aspect to front. The cloaks/shower room comprises a close coupled wc, a pedestal wash hand basin and a tiled corner shower cubicle with folding doors.



GARDENS & OUTBUILDINGS

Outside, a five bar gate opens onto an unmade drive providing parking for several vehicles leading up to two timber sheds with concrete floors, corrugated tin roofs, double and single timber doors, fitted with light. The front garden is laid to lawn with block paved pathway.

To the east of the house, separately accessed along a driveway, these agricultural buildings are set around an open yard and comprise;

Outbuildings 1 + 4 A five bay timber part corrugated iron clad store, extended on two sides with lean-tos and separate store on western side.

Outbuilding 3 A fully enclosed store of timber construction with corrugated iron cladding, extended on one side with a lean-to with a concrete floor. (See floor plans for dimensions of sheds).

These versatile buildings could be adapted (subject to planning permission) for a variety of storage or equestrian uses.

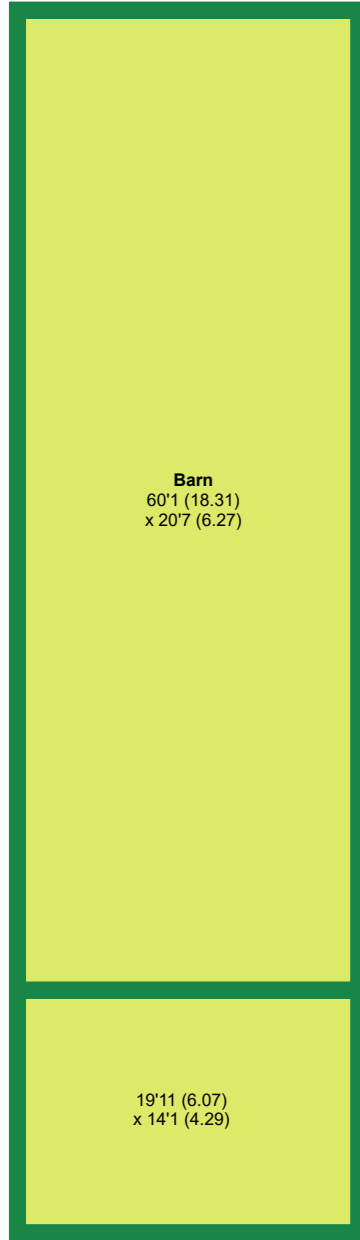
The boundaries comprise a mixture of post and rail and stock proof fencing. Included within the grounds are a number of mature trees.



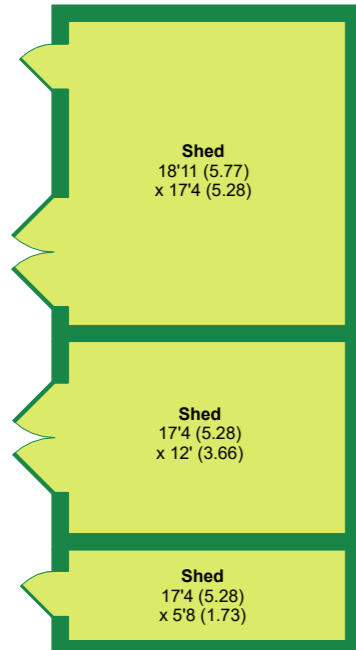
FLOOR PLANS

Hillcrest, Church Lane, Shadoxhurst, Ashford, TN26

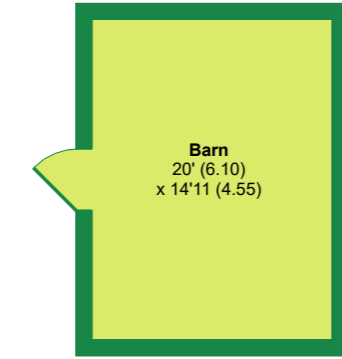
Approximate Area = 868 sq ft / 80.6 sq m
 Outbuildings = 3153 sq ft / 292.9 sq m
 Total = 4021 sq ft / 373.5 sq m
 For identification only - Not to scale



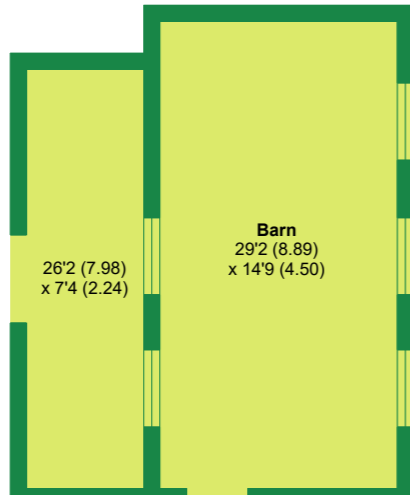
OUTBUILDING 1



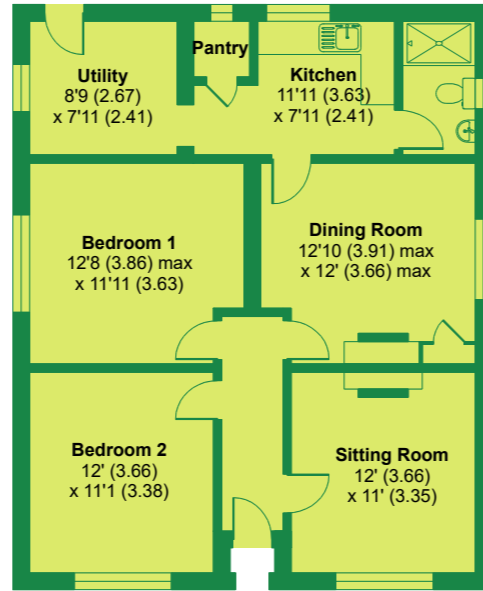
OUTBUILDING 2



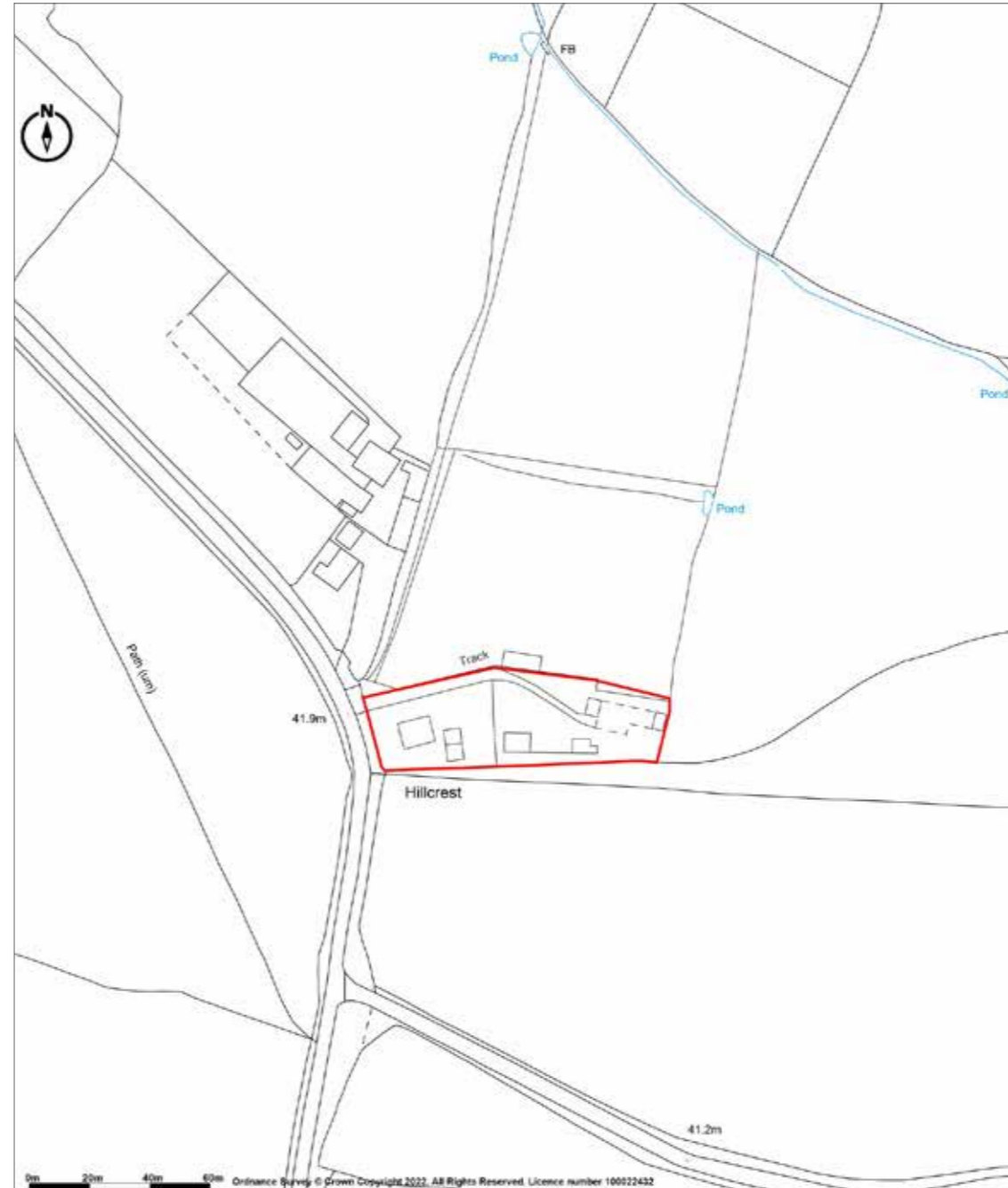
OUTBUILDING 4



OUTBUILDING 3



GROUND FLOOR



VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888
 cranbrook@lambertandfoster.co.uk

TENURE: Freehold

SERVICES: Mains electricity and water. Electric night storage heating. Private drainage.

METHOD OF SALE: Private treaty

LOCAL AUTHORITY: Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL. Telephone 01233 331111. www.ashford.gov.uk.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS