



**Chequers Green, Shadoxhurst**

**£899,000**

## Lambourne House, Chequers Green, Shadoxhurst

The most impressive 'Lambourne House' with its striking appearance and Barn-like facade offers an exciting opportunity to purchase a spacious 5-bedroom / 3-bathroom home, enjoying the largest plot within the development and ample parking arrangements, including a double garage, double car barn and further driveway parking, situated within the heart of the village, within easy reach of Ashford and Tenterden and offered for sale with no forward chain.

**Tenure:** Freehold

- Spacious 5 bedroom / 3 bathroom property
- Versatile accommodation of just over 2200 square feet
- Stunning home built by renowned local developers Jarvis Homes in 2019
- Generous triple aspect living room with log burner
- Large plot with generous gardens and driveway
- Double garage, double car barn and extensive driveway parking for numerous cars
- Wide choice of local schooling options, including Grammers
- Lovely village location, accessible to both Ashford & Tenterden
- High-speed rail link to London St Pancras at Ashford International



### Accommodation (See floorplan for room sizes)

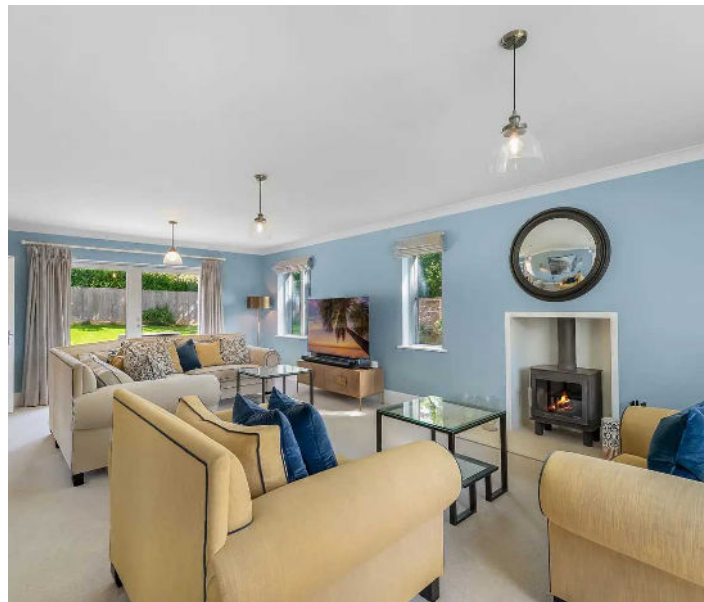
Enjoying generous internal accommodation extending to in excess of 2200sqft, this modern ex-show home was designed with family living at the forefront. With its high spec finish, it was designed to blend into the surroundings seamlessly with a Barn-like façade. Thought really was given to the development when built, including the garden sizes, driveway and garaging and orientation to make the most of the sunlight. Having been built in 2019, the remaining NHBC warranty would be transferred on completion, providing peace of mind for the new buyer. The location is well connected with the larger towns of Ashford and Tenterden only a short drive away.

### Ground Floor

The heart of this home and the place you'll spend the most of your time is sure to be the kitchen/dining room, the space allowing for a seating area too making this an incredibly sociable space where you can relax, cook and eat together as a family. Large doors connect you to the outside whilst a set of internal doors allow for free-flow between here and the main living room. The light-filled living room enjoys a triple aspect, also with large doors connecting you to the garden, whilst a log burner adds a lovely focal point and means this space is just as comfortable in winter as it is in the summer. On this floor there is also a spacious entrance hall with plenty of storage space, large study, a generous WC and utility room with access to the outside.

### First Floor

Stairs from the ground floor rise to a spacious light-filled landing enjoying a beautiful picture window which gives access to each of the 5 bedrooms, family bathroom and allows for access into the loft too. Each of the bedrooms have been designed allowing space to accommodate a double bed, whilst three feature fitted wardrobes and the main and guest bedrooms also enjoy en-suite facilities. The main bedroom features both a fitted and walk-in wardrobe.



### **Garaging & Parking**

Unlike many modern homes, parking here is no issue. The double garage provides good storage, with an electric roller door and power available for EV charging. Adjoining this is a double car barn (open-fronted) giving covered parking for two cars. Further space on the driveway could accommodate more vehicles if required. Subject to the necessary consents, we believe the garage could make for a perfect home gym or workspace if desired.

### **Outside**

The boundaries of the gardens are made up of a mix of timber feather-edge fencing, metal post & rail fencing and a pretty garden wall. The front garden has been landscaped with planted borders around a central lawn with a flagstone pathway leading to the front door. The rear garden mostly comprises a size able lawn, which spans the width of the plot and extends along the side of the house, with a flagstone patio adjacent to the rear of the house, perfect for summer living and BBQ's. Along the walled section of the garden boundary a mix of shrubs have been planted providing some color to the garden. The plot itself measures 0.29 acres.

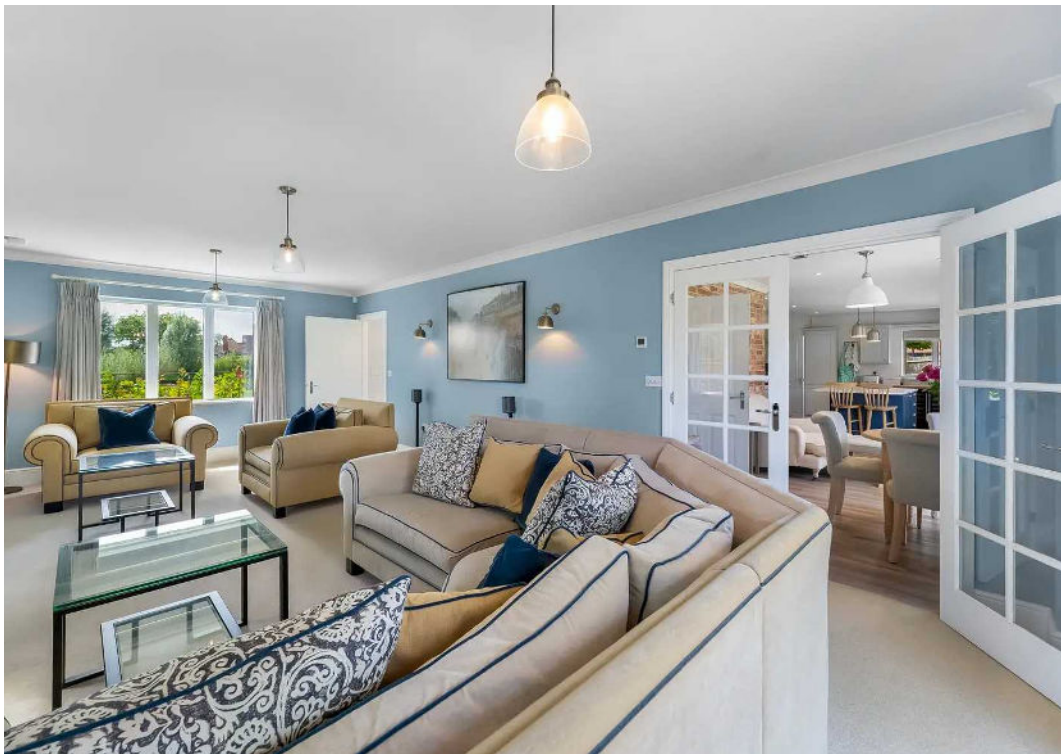
### **Services**

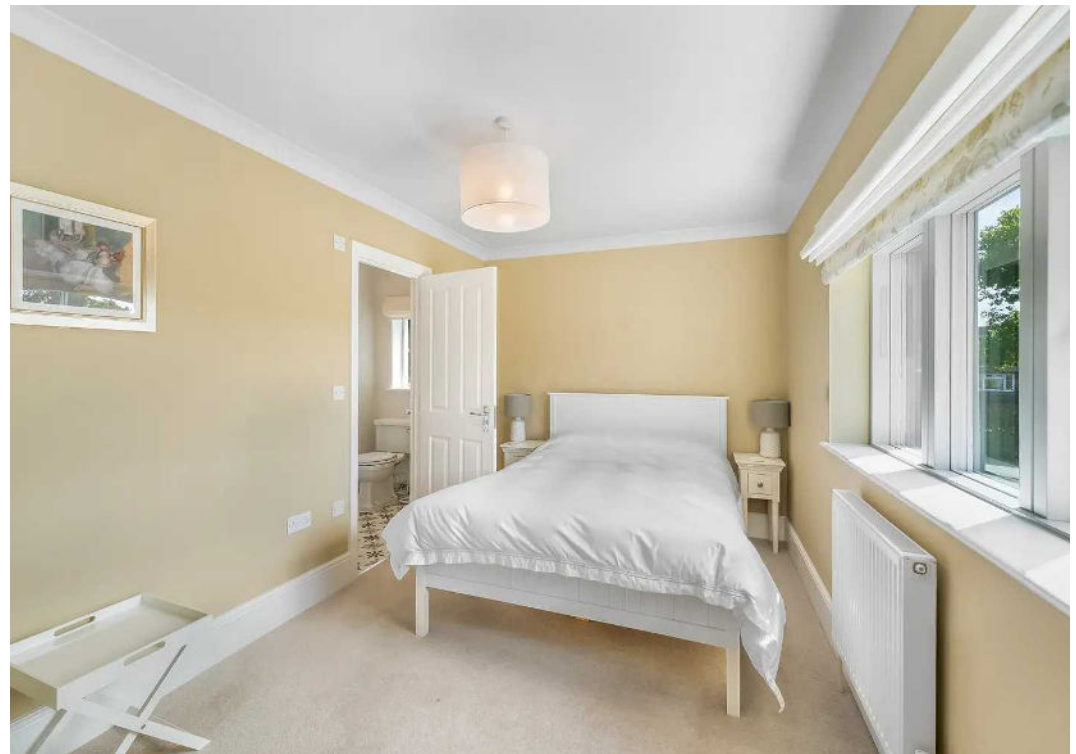
Mains water, drainage and electricity. LPG central heating. EPC rating: C (77). Local Authority: Ashford Borough Council. Council Tax Band: G

### **Location Finder**

what3words:///blanking.spurring.sprouted



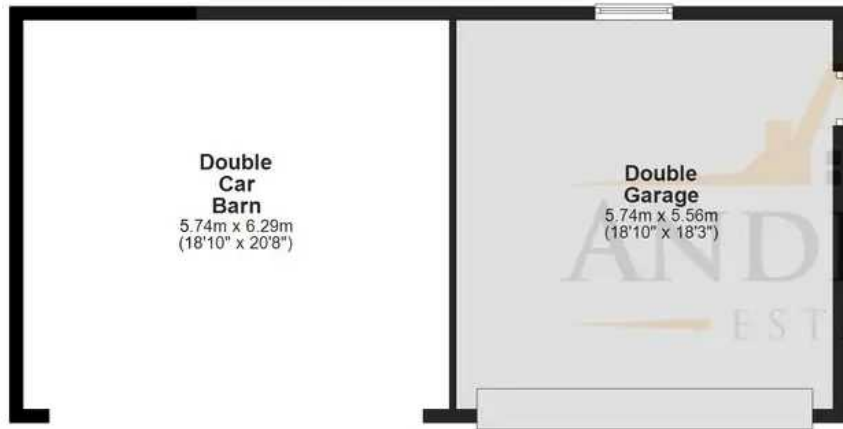




**Ground Floor**  
Approx. 105.3 sq. metres (1133.1 sq. feet)



**Outbuildings**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**  
Approx. 103.1 sq. metres (1109.3 sq. feet)



Total area: approx. 208.3 sq. metres (2242.4 sq. feet)

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