



**Woodchurch Road  
Ashford, Kent TN26 1LE**

Starting Bid £675,000 - Being sold via 'Secure Sale' online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Description

An exceptional opportunity to acquire a substantial 17th century Grade II Listed farmhouse of immense character, set within approximately 0.25 acres in the very heart of the sought-after village of Shadoxhurst. Extending to over 3,000 sq ft, Park Farm House is a home of scale, charm and versatility. Rich in period detail, the property retains an abundance of original features synonymous with its heritage, while offering generous and flexible accommodation ideally suited to modern family life or multi-generational living.

The ground floor unfolds from a welcoming entrance hall into four well-proportioned reception rooms, including an impressive sitting room centred around a large inglenook-style fireplace with wood-burning stove. A further drawing room and study provide refined and practical living spaces, while an additional reception room lends itself perfectly to a playroom, studio or home office. The kitchen/breakfast room forms the heart of the home, complemented by a separate utility room and cloakroom. A wide staircase rises to a bright and attractive first-floor landing, serving three bedrooms, a dressing room/fourth bedroom and a spacious shower room. The second floor provides two further bedrooms, ideal

for older children, guests or hobbies, enhancing the home's flexibility.

Externally, the property enjoys ample off-road parking and established wrap-around gardens, offering a delightful setting with areas of lawn and mature planting. The plot, extending to around a quarter of an acre, provides both privacy and space for outdoor entertaining.

## Location

Shadoxhurst offers a welcoming village community with amenities including a well-regarded public house, village hall, churches and recreation ground, while further everyday facilities can be found at nearby Stubbs Cross. Ashford provides a wider range of shopping and leisure facilities, together with access to Junctions 9 and 10 of the M20. Ashford International railway station offers high-speed services to London, making the property well positioned for commuters.

## Secure Sale Information

This property is offered for sale via Secure Sale online bidding. The home is legally prepared in advance, enabling a swift and transparent transaction once a bid is accepted, providing greater certainty for both buyer and seller.

The advertised price represents a starting bid/guide price. A reserve price applies and is typically within

10% above or below the guide. A comprehensive legal pack is available for review prior to bidding.

Upon exchange of contracts, the successful purchaser will pay a non-refundable 5% deposit (contributing toward the purchase price) and a non-refundable reservation fee of up to 6% inc. VAT (subject to a minimum of £6,000 inc. VAT). Buyers are advised to seek independent legal advice prior to proceeding.

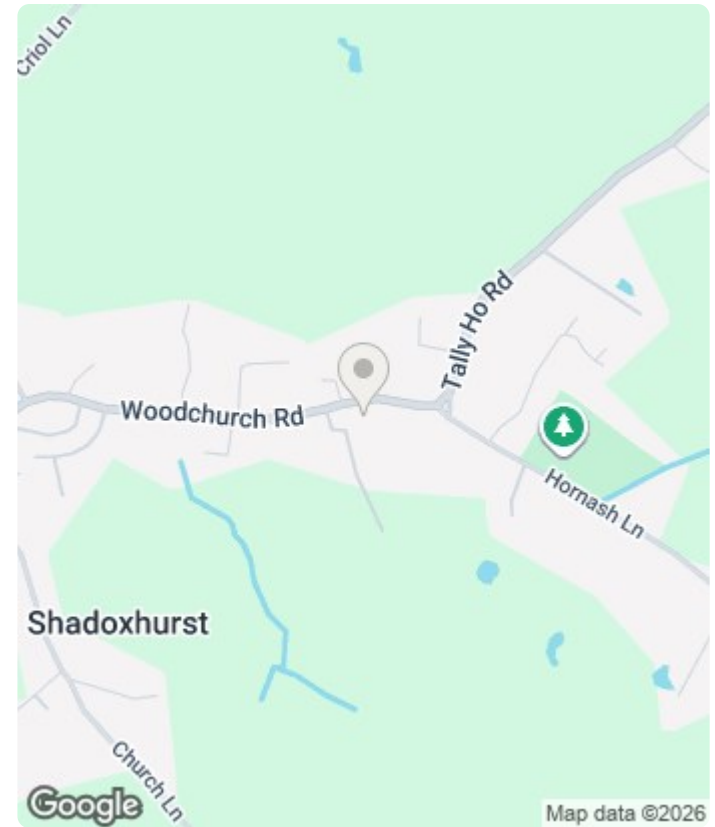
This is a distinguished Kent farmhouse of presence and provenance, offering substantial accommodation, character in abundance and the rare advantage of immediate exchange. Viewings by strictly by appointment only via the Agent: Vale and Marsh Ltd



 = Reduced headroom


## Park Farm House


Approximate Gross Internal Area = 261.4 sq m / 2814 sq ft  
(excludes restricted head height)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>3</b>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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