



**1 Heath Villas
Ashford, TN26 2BB**

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£500,000

A charming and beautifully appointed 3-bedroom semi-detached period cottage, sitting in a delightful semi-rural location on the outskirts of the sought-after Kentish village of Appledore. The property benefits from a stylish and recently completed extension on the ground floor, an attractive garden office building and far reaching unspoilt rural views to the rear.

The Property

The accommodation comprises on the ground floor; large open plan kitchen breakfast / dining room with central island including oil fired Rayburn (range), utility room, wc / cloakroom and sitting room with new wood burner. On the first floor; bedroom 1 (double), bedroom 2 (double), family bathroom, (2nd floor) large master bedroom with en-suite shower room. The exterior includes a pretty rear garden, newly stone laid terrace, outbuilding with garden office conversion, garden shed, stunning panoramic rural views, ample driveway parking.

Services: Mains electricity, Mains Water and Drainage, Oil Fired Central heating

EPC: E

For Sale: Freehold

Viewings: Strictly by appointment only via Vale and Marsh

Location

The pretty village of Appledore offers a variety of village amenities, including a railway station, public house, general store, and is situated within easy access to the picturesque tree-lined market town of Tenterden. This historic gem offers comprehensive shopping including Waitrose and Tesco supermarkets,

many pubs and restaurants, and a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary schools.

The nearby Appledore Mainline station offers services into Ashford International as well as coastbound. The ancient Cinque Port town of Rye is only a short train journey or drive and provides further desirable amenities including an independent supermarket, boutique cinema, butchers, greengrocers, doctors' surgery, a plethora of pubs and restaurants, a primary and secondary school, sports centre and station.

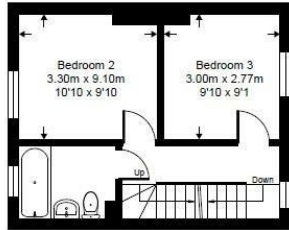
Sporting facilities in the Rye are include a selection of gyms, a running club, the well renowned Rye Lawn Tennis Club and Rye Golf Club.

The busy town of Ashford is a short drive away, offering further amenities such as links to the M20 motorway and the international station with high-speed service to London St Pancras in 37 minutes.

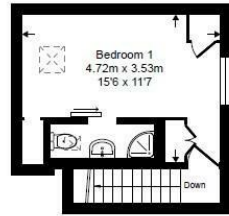


Heath Villas

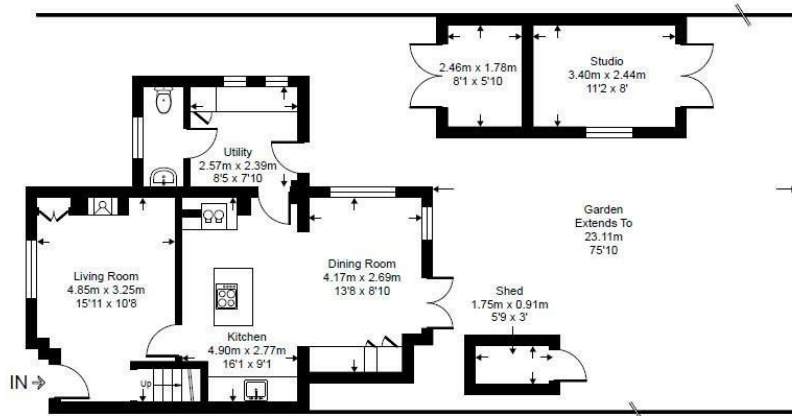
Approximate Gross Internal Area = 102 sq m / 1093 sq ft
Approximate Outbuildings Internal Area = 14 sq m / 153 sq ft
Approximate Total Internal Area = 116 sq m / 1246 sq ft



First Floor



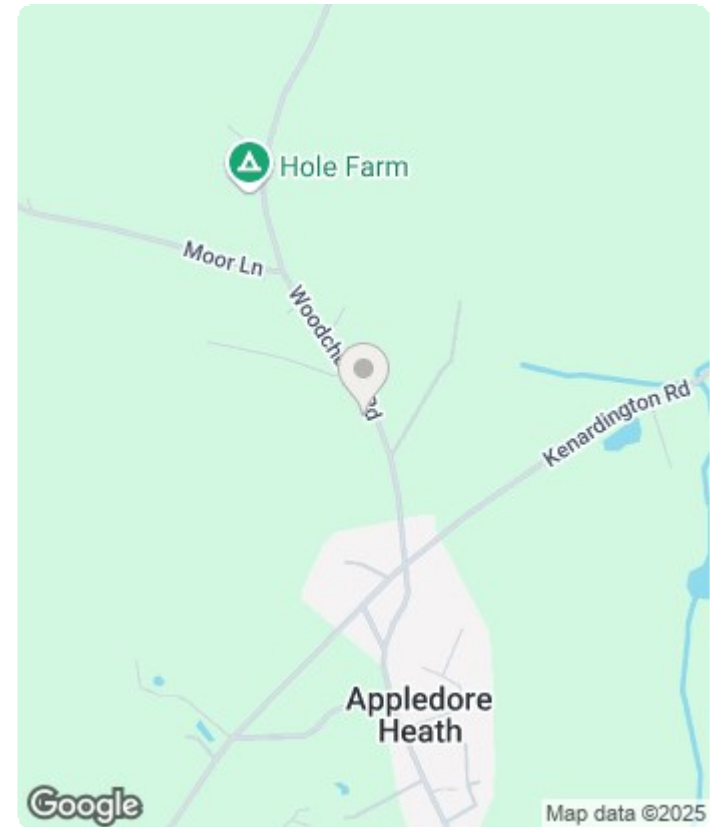
Second Floor



Ground 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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