



**71A Lower Road**  
**Woodchurch, TN26 3SG**

**CHAIN FREE**

Tucked away in the charming village of Woodchurch, this unique and individual detached house offers a delightful blend of modern living and rural charm. Built in 2001, the property boasts a spacious layout which includes a living room, dining room, kitchen/breakfast room, conservatory and study making it perfect for both relaxation and

**GUIDE PRICE £695,000**

## 71A Lower Road

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- CHAIN FREE
- 4 BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GARAGE & PARKING
- DETACHED PROPERTY
- JACK AND JILL BATHROOM
- STUDY
- TUCKED AWAY LOCATION
- ENSUITE SHOWER ROOM
- CONSERVATORY

entertaining.

With four bedrooms, three of them doubles and then a single, there is ample space for family and guests alike, ensuring comfort and privacy.

The house features three bathrooms; a Jack & Jill style family bathroom, an ensuite to the third bedroom and a downstairs shower room providing convenience for busy mornings and accommodating visitors with ease. The living room, conservatory and breakfast rooms all have direct access on to the garden.

The garden is at the side of the house and is a standout feature, offering a tranquil outdoor space where one can listen to the relaxing sound of the water fountain whilst savouring the peace and quiet of the location. This well-stocked garden is ideal for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

In addition to its aesthetic appeal, the property is equipped with 18 solar panels which were fitted in January 2024, promoting energy efficiency and sustainability. It also offers a utility room and an integral double garage and parking at the front adding to the practicality of this delightful home.

Situated in a quiet village location overlooking farmland, this property provides a perfect retreat from the hustle and bustle of city life while still being within reach of local amenities. Whether you are seeking a family home or a peaceful getaway, this house is a wonderful opportunity to embrace a relaxed lifestyle in a beautiful setting.

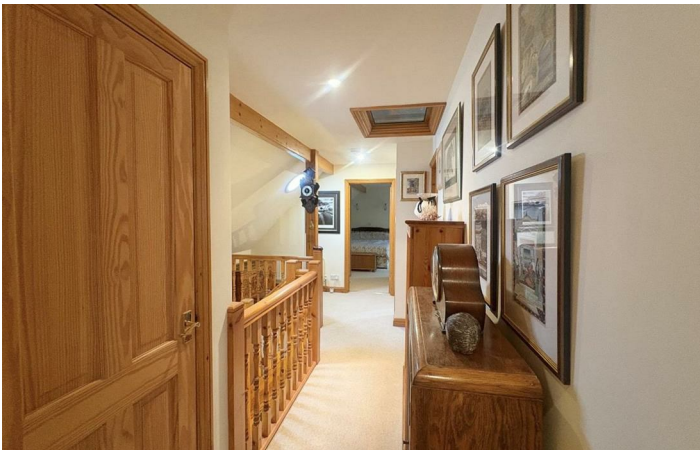


### Directions

From our offices head north-east on the High Street/A28 towards Recreation Ground Road. Continue to follow A28 then turn right onto Oaks Road/B2067 continue forward take slight left to stay on Oaks Road/B0267 then turn right onto Beacon Oak Road B0267/B2080 and immediately left onto Woodchurch Road/B0267. Continue for approx 3.8 miles then turn left onto Front Road. After approx 350 feet turn right onto Lower Road. After about 450 feet turn right and then immediately left and the property is found at the end of a long private road on the left hand side.

What three words//odds.expressed.swimsuits







Floor Plan

71A Lower Road, Woodchurch, Ashford



Ground Floor - 130.4 sq m / 1404 sq ft

First Floor - 98.9 sq m / 1064 sq ft

Approximate Gross Internal Area = 229.3 sq m / 2468 sq ft  
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1250035)  
[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 75      | 82        |
| (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                     |         |           |