

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Situated in a semi-rural location between the villages of Appledore (1.3 miles) and Woodchurch (2 miles) each having village stores, pubs and amenities. More extensive facilities are available in both the historic town of Tenterden (6 miles) to the north west and the thriving market town of Ashford to the north east including access to the M20 motorway (Jct 10). The International station at Ashford (10.2 miles) provides 37 minute high speed trains to London St. Pancras. Local railway stations at Appledore (2.9 miles) and Hamstreet (4.6 miles) connect with both Ashford and Eastbourne.

Forming a detached unlisted period house with more recent additions to the rear presenting brick elevations beneath a pitched, tiled roof and benefitting from a large, detached outbuilding suitable to a variety of uses.

Front door into the **entrance hall** with stairs to the first floor. **Living room** is double aspect and has a brick inglenook fireplace fitted with a wood burning stove. **Dining room** is also double aspect. **Kitchen/family room** has a good range of fitted units, granite work surfaces and integrated appliances as well as a breakfast/dining area. Adjacent is a walk-in pantry and a separate utility room with space for appliances. Cloakroom fitted with w.c. and wash hand basin. A **boot room** has rear door out to the garden.

**First floor galleried landing** with latch doors to all bedrooms and family bathroom. **Bedroom 1** has a vaulted ceiling with some exposed brickwork, walk-in **dressing room** and **en-suite bath/shower room**. **Bedrooms 2 and 3** are both double aspect and have wash hand basins.

**Bedroom 4** has a window overlooking the rear garden and **bedroom 5/study** has a window to the front. **Family bathroom** comprises panelled bath, separate shower cubicle, wash hand basin and w.c.

**Outside:** There is a driveway to the side with double gates which extends up the left hand boundary and provides access to the large outbuilding with electric up-and-over door with parking area beyond.

The outbuilding is divided into various sections. The garage and former stable loose boxes at one end, connected via an inner door leading to a library/studio space with two storerooms and door out to the garden. Also at this end of the property there is a field shelter and full-sized, metal greenhouse with kitchen garden. The paddock beyond has been left to grow naturally to encourage wildlife and is bounded by mature trees and hedging. Far-reaching views can be enjoyed beyond the rear boundary.

The remaining gardens are laid to lawn with a variety of trees, shrubs and borders including a large paved terrace to the rear of the house with steps up to the lawn. The whole extending to approximately 3.4 acres (to be verified).

**Local Authority – Ashford Borough Council - Tax Band G**

Mains electricity and water. Private drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Standard 12Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £995,000 freehold

Beech Tree Farm, Appledore, Kent TN26 2BJ



A detached five bedroom period house with modern additions situated on the semi rural outskirts of Appledore village set in mature gardens which include a large, useful outbuilding and paddock, in all approximately 3.4 acres

- Entrance hall • Living room • Dining room • Open plan kitchen/breakfast room with walk in pantry • Utility room
- Cloakroom • Boot room/rear lobby • First floor galleried landing • Bedroom 1 with en suite bathroom and dressing room
- 4 further bedrooms • Family bathroom • Large outbuilding approx. 53'x21' providing garaging, storage and studio/library • Field shelter Greenhouse • Gardens and paddock extending to approx. 3.4 acres • EPC rating E



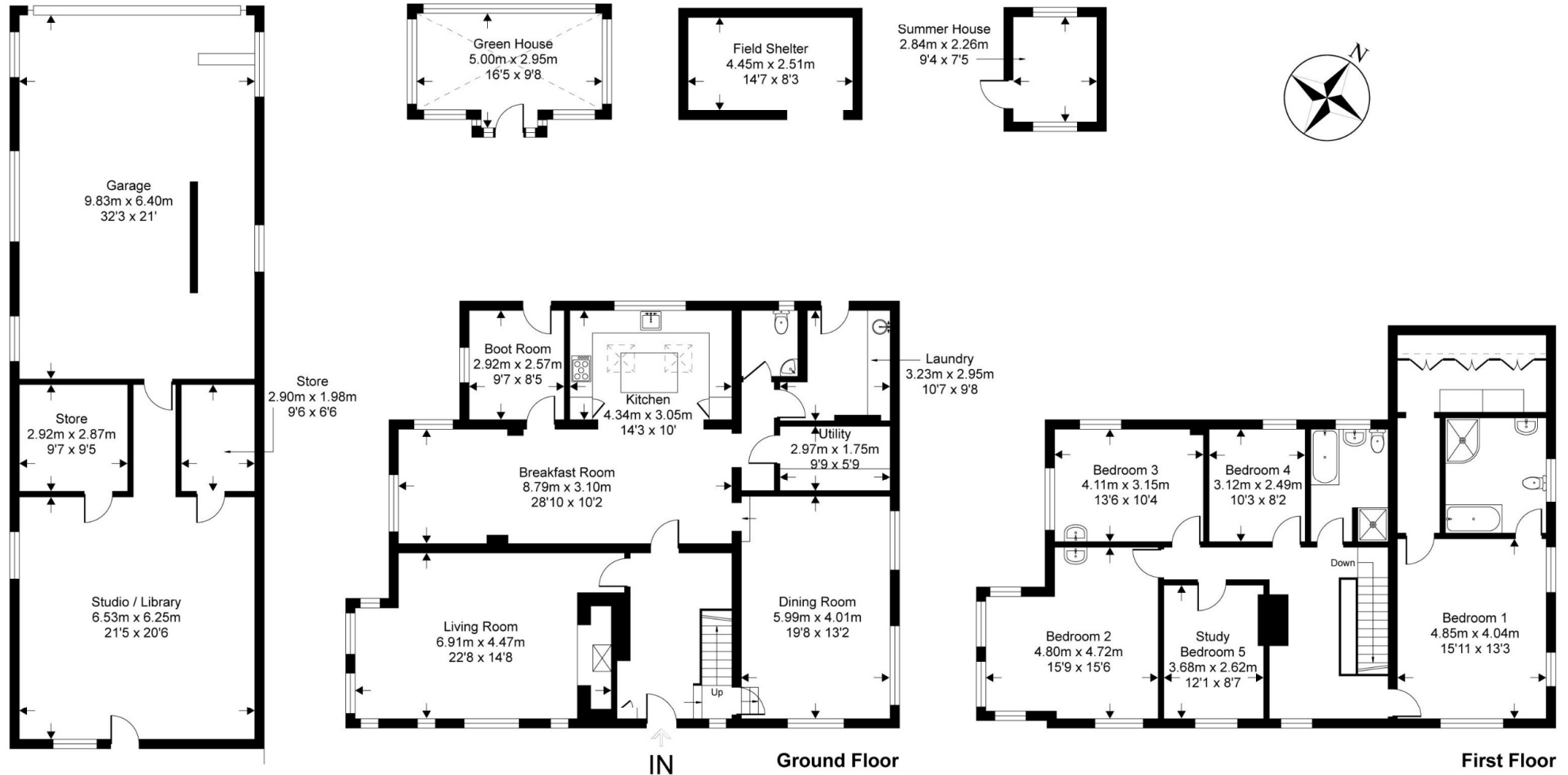
**Directions** - From the M20 at Ashford leave the motorway at Junction 10 and follow the A2070 towards Brenzett/Hastings. Then take the turning at Hamstreet into the centre of the village then turn right along the B2067 towards Tenterden. Take the left hand turning at Kenardington and through the village towards Appledore. At the junction turn right towards Woodchurch, after approx 0.25 of a mile the property will be found on the left hand side.

From Tenterden follow the B2067 road towards Woodchurch, continue on the road towards Appledore where the property will be found on the right hand side reaching the village.



# Beech Tree Farm

Approximate Gross Internal Area = 261 sq m / 2811 sq ft  
 Approximate Garage Internal Area = 124 sq m / 1337 sq ft  
 Approximate Outbuildings Internal Area = 31 sq m / 338 sq ft  
 Approximate Total Internal Area = 416 sq m / 4486 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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