



The Chestnuts,  
Station Road, Appledore, Kent TN26 2DQ

# The Chestnuts

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Guide Price £765,000

The Chestnuts is a deceptively spacious, beautifully presented, detached 4 double bedroom property with spectacular views across Romney Marshes, located in an accessible rural location on the outskirts of the pretty village of Appledore, close to the historic Cinque Port towns of Rye and Tenterden.

Lovingly extended and renovated by the current vendor, this once small period bungalow now offers generous, versatile accommodation with all the comforts expected for modern living. The hub of this home is the surprisingly large kitchen / breakfast room which is open to both the vaulted sitting room, where there is a wood burning stove, and the light, bright dining room, making this an incredibly sociable, flexible living space.

The ground floor also has the added bonus of a double bedroom with ensuite and linked snug area, which would be ideal for those needing to live predominantly on one level or requiring dual-occupancy. In addition, there is a study which would be ideal as a home office, large utility / boot room, cloakroom and three upstairs double bedrooms which are served by a luxury family bathroom.

- Detached 4 double bedroom chalet style property
- Extended and modernised to a high standard throughout
- Circa 2,000 square feet of flexible accommodation
- Truly stunning scenic views of Romney Marshes
- Garden with large patio / BBQ area and hot tub
- Cart lodge style two bay garage / driveway for parking
- Cinque port towns of Rye and Tenterden 8 miles distant
- Appledore railway station (links to Ashford) 0.6 miles
- Good choice of good local schools including Grammars
- No onward chain.

**SITUATION:** The Chestnuts is situated in a rural location 2.2 miles from the lovely village of Appledore, which offers a good local store, post office, tearoom, public house with restaurant, village hall, parish church and recreation ground. As well as this, the surrounding unique, distinctive and very beautiful Romney Marsh landscape is on your doorstep and the picturesque coast is also just a short drive away. The Cinque Port towns of Rye and Tenterden are approximately 8 miles distant by car and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There are a wide choice of schools in the area in both the state and private sectors and this property comes within the catchment for the well regarded Ashford Grammar schools (Norton Knatchbull and Highworth). Appledore station, which is on the Rye to Ashford line, is just 0.6 miles away. There is a regular high-speed service to London St Pancras from Ashford (journey time approx.37 minutes).

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**GROUND FLOOR** The accommodation comprises the following with approximate dimensions : **UTILITY ROOM** 13'7 x 8'4. The door from the outside into this area tends to be the main entrance for the house. Generous utility with space for boots, cloaks and dogs. Dark green shaker style units with worktops and one and a half bowl sink. Matching larder cupboard. Space for free standing fridge/freezer and washing machine. A door takes you through to an inner lobby which in turn gives you access to the cloakroom and kitchen / breakfast room.

**CLOAKROOM** Comprises a wash basin with storage below and WC.

**KITCHEN BREAKFAST ROOM** 21'5 x 16'7. With its modern country shaker style kitchen and large island unit which seats up to 8 people, this spacious room really is the hub of this home. The fact that it is open to the sitting and dining rooms makes it an ideal family space. There are a range of cream coloured units with woodblock worktops and one and a half bowl sink. Cuisine master Range oven with extractor above. Integrated dishwasher. The island unit has a granite worktop and additional storage under.

**SITTING ROOM** 16'6 x 15'5. As you walk into the sitting room, with its beautiful vaulted ceiling and wood burning stove, you really get a "wow" factor. Although the two large windows bring in lots of natural light, you can also imagine cosying up in front of the fire with the curtains closed on a cold winter night. Floor to ceiling beams divide this room from the dining room beyond.

**DINING ROOM** 13'4 x 12'3. With its lantern roof light and French doors that open onto the south west facing terrace, this lovely room is light and welcoming. Perfect as a formal dining room and everyday family eating space.

**SNUG** 13'0 x 12'7. Situated off the kitchen / breakfast room, this additional reception room is a real bonus and could be used in a variety of different ways. At present it is set up as a snug area for Bedroom 1 and with that, makes a lovely principal bedroom / guest suite. It would also be perfect for a teenager or older family as the bedroom has an en-suite which makes this area beautifully self-contained.

**BEDROOM 1** 11'10 x 10'6. This lovely double aspect room is currently set up as a bedroom and has its own modern **EN-SUITE SHOWER ROOM** and built-in storage.

**STUDY** 11'9 x 11'2. This useful space is currently set up as a study cum home office. Stairs to first floor with under stairs cupboard.

**FIRST FLOOR LANDING** Stairs from the study lead to a landing which gives access to the three bedrooms and bathroom on this floor. All the windows on this floor give glorious views over the beautiful Romney Marsh countryside beyond. Loft hatch.  
NB: Some restricted head height to this floor.

**BEDROOM 2** 13'1 x 12'9. A light, bright spacious double bedroom with lovely views to the rear.

**BEDROOM 3** 12'9 x 12'7. A generous double bedroom with large window to the front.

**BEDROOM 4** 11'10 x 8'6. Good size double bedroom with window to the front.

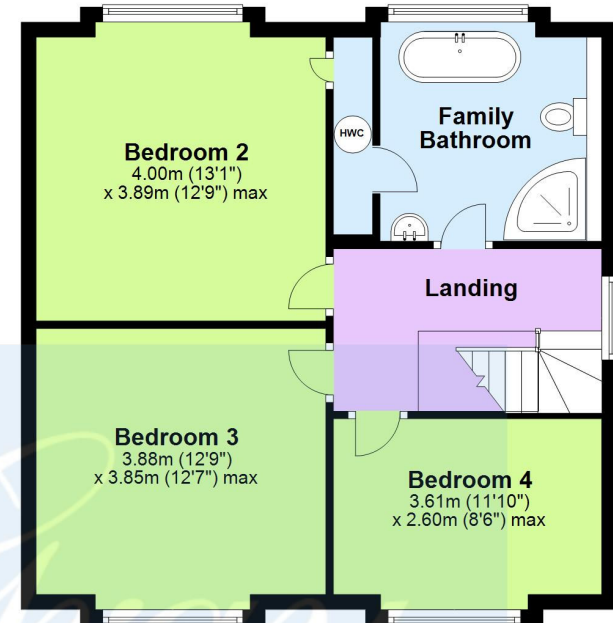
**BATHROOM** A spacious and most luxurious bathroom with a contemporary twist. Free standing modern claw foot bath; corner shower cubicle; basin with storage below; WC and heated towel rail. Large window to the rear. Cupboard housing hot water cylinder.

**OUTSIDE** The property is approached over a driveway where electric gates lead you through to the rear of the property. Here there is plenty of parking and a two bay cart lodge style garage with log store to one side and greenhouse to the other. A large south west facing patio area with wonderful views, verandah and hot tub makes the perfect spot for summer living and entertaining. A path to the side of the house takes you round to a front garden which is laid mainly to lawn with mature trees.

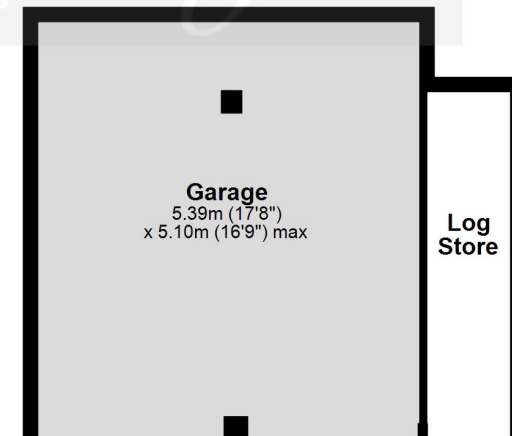
**SERVICES** Mains: water and electricity. Private drainage. Oil fired central heating. LPG gas cylinders supply Range cooker. EPC: tba. Local Authority: Folkestone & Hythe District Council. LOCATION FINDER what3words: [///laugh.barrel.regarding](https://www.what3words.com/laugh.barrel.regarding)



**First Floor**  
Approx. 58.6 sq. metres (630.8 sq. feet)



**Cart Lodge Style Garage**  
Approx. 32.9 sq. metres (354.3 sq. feet)



**Ground Floor**  
Approx. 127.4 sq. metres (1371.5 sq. feet)



Total area: approx. 218.9 sq. metres (2356.6 sq. feet)

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



