



**The Mill House,
Woodchurch, Kent TN26 3QW**

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Guide Price : £975,000

The Mill House is a beautiful detached unlisted 4 double bedroom period country home which sits in a stunning location at the end of a private lane, where its elevated position gives it unparalleled far reaching panoramic views over Woodchurch village, its ancient church and famous windmill.

This wonderful home, which has been in the same ownership for 24 years, offers just under 2,300 square feet of versatile living space (excluding garage) is perfect for family life, and although it has the character of a period home, it has the generous proportions, flexibility, modern comforts and added potential desired by many modern families.

But it is not just the house itself that impresses. Not only are the countryside views, which reach as far as the wind farm at Camber, stunning, but families will want to spend as much time as possible outside, relishing the freedom and tranquillity of the large, predominantly south facing gardens that surround the house. In addition, this property has a detached garage (unmeasured) and gravel driveway for parking.

Occupying a peaceful semi-rural location within walking distance of Woodchurch village and between the historic Cinque Port town of Tenterden and the market town of Ashford, The Mill House is a rare find indeed and would make the ideal home for anyone wishing to live the good life, while still needing to be close to excellent local facilities, schools and transport systems.

- Beautiful detached unlisted 4 bedroom country home
- Flexible accommodation of circa 2,300 including cellar
- Wonderful predominantly south facing garden surround the house
- Driveway for parking / separate garage (unmeasured)
- Stunning far-reaching views over village, church and windmill
- Accessible semi-rural location close to good local amenities
- Walking distance of village / lovely walks from doorstep
- Towns of Tenterden and Ashford 4.5 and 7.8 miles distant
- Wide choice of good local schools including Grammars
- High speed rail link to London St Pancras from Ashford

SITUATION: The Mill House is located just a short walk from the thriving village of Woodchurch, famous for its beautiful village green. Amenities include a general store, newsagent and post office, two village pubs, butcher, garage, Doctor's Surgery, Church and Primary School. More comprehensive shopping and leisure / health facilities can be found in the nearby towns of Tenterden and Ashford (4.5 and 7.8 miles distant). There are a number of active clubs and societies in Woodchurch catering for all ages and the village is surrounded by beautiful countryside where there are many good walks to enjoy. There is a good selection of schools, both state and independent, and Woodchurch is within the catchment for the well regarded Ashford Grammars. The area is well served for transport links. Ashford International Station offers the high-speed service to London St Pancras (a journey of about 37 minutes).

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The front door opens into a lovely **ENTRANCE HALL** which in turn gives access to the stairs to the first floor and cellar. Built-in storage and room for free standing furniture.

SITTING ROOM 19'8 x 15'6. This characterful double aspect room with its fireplace and wood stove exudes warmth, making it the perfect place for cosy nights by the fire. A large window to the rear gives lovely views over the windmill and church. Door to :

DINING ROOM 19'9 x 11'7. With its painted panelling and open fire, this generous room is perfect for large family gatherings or intimate evening entertaining. Large built-in cupboard. Door to breakfast / garden room.

BREAKFAST / GARDEN ROOM 18'6 x 9'8. With its breath taking 180 degree uninterrupted views, this lovely oak framed room with vaulted ceiling makes the perfect place for relaxed day time dining and relaxing. An open doorway links this space with the kitchen.

KITCHEN 18'6 x 10'0. The kitchen has a range of bespoke fitted painted and wood units with drawers and cupboards, granite worktops and two inset sinks. Lacanche Range oven with 5 burner gas hob and extractor above. Integrated dishwasher and washing machine. Cupboard housing free standing fridge / freezer. Breakfast bar with storage under. Part vaulted beamed ceiling and views to die for.

A small **LOBBY AREA** from the kitchen leads to the cloakroom, family room and outside.

CLOAKROOM Comprises a wash basin and WC.

FAMILY ROOM 11'11 x 10'0. This cosy room with its fireplace and wood burner, is a lovely place to curl up in front of the TV. It could also serve as a play room, study or home office if desired.

BASEMENT CELLAR 23'5 x 13'7. Stairs from the main entrance hall lead down to this useful additional storage space.

Stairs lead to a **FIRST FLOOR LANDING** that gives access to the bathroom and all four bedrooms.

BEDROOM 1 / WALK IN WARDROBE 19'10 x 12'7. This beautiful, spacious, south facing double bedroom has a large walk-in-wardrobe and glorious countryside views to wake up to.

BEDROOM 2 & EN-SUITE SHOWER ROOM 14'10 x 11'11. Spacious double bedroom with built-in wardrobes and en-suite shower room. A large window to the front gives amazing views over the windmill, ancient church and village.

BEDROOM 3 12'7 x 10'4. A double bedroom with built-in storage and fabulous countryside views.

BEDROOM 4 14'6 x 7'0. A good size fourth bedroom with wonderful views.

FAMILY BATHROOM A traditional style bathroom comprising: freestanding claw footed roll top bath; separate shower cubicle; pedestal wash hand basin; WC and heated towel rail / radiator. Room for free standing storage.

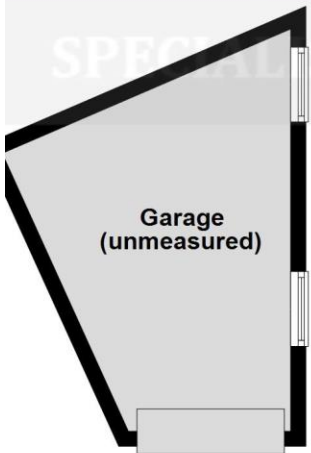
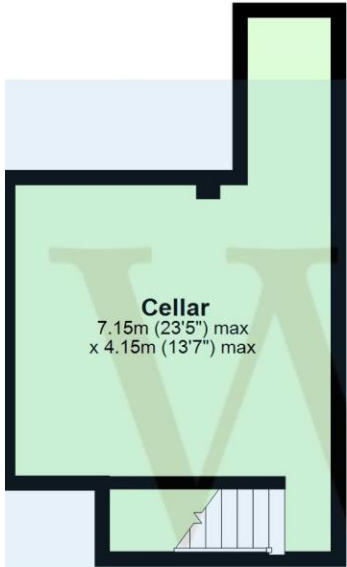
OUTSIDE The property is approached over a private shared lane, where halfway along is a garage which belongs to this property and at the end is a good size parking area exclusively for this house. The large, predominantly south facing gardens which wrap around the house provide a spacious oasis of calm and relaxation. Two different patio areas provide the perfect setting for al fresco dining and enjoying the magnificent views. Gates to the front and rear give access to the fields that surround the property and the many lovely walks on offer.

SERVICES Mains: water, electricity, gas and drainage. Superfast Broadband. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder: what3words: initial.kipper.forgotten

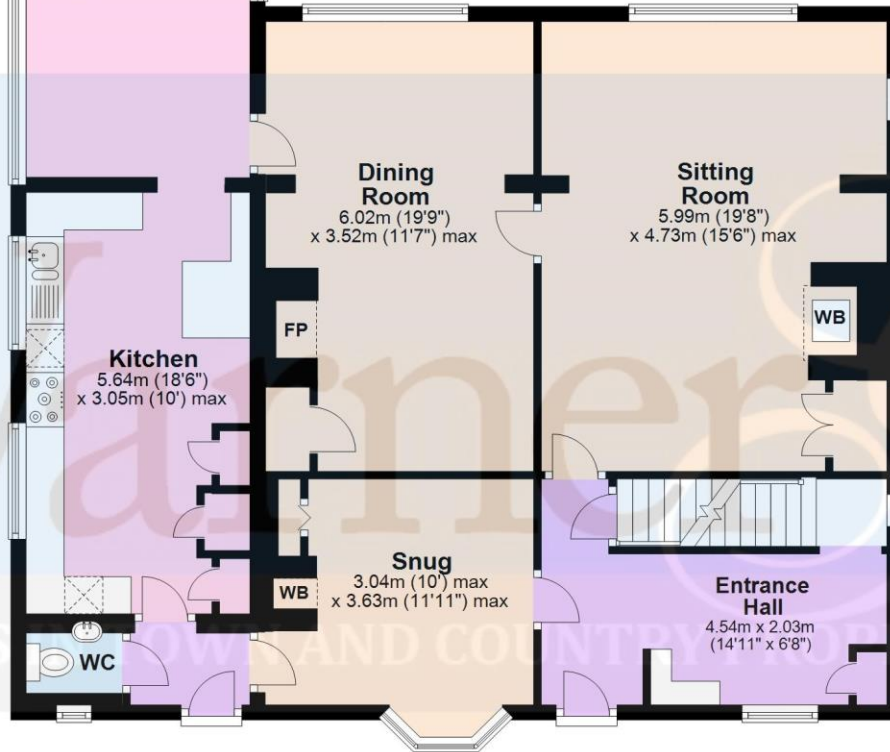
AGENTS NOTE : There is an historic public right of way through the property, although this has been re-routed around the current external boundary of the garden.



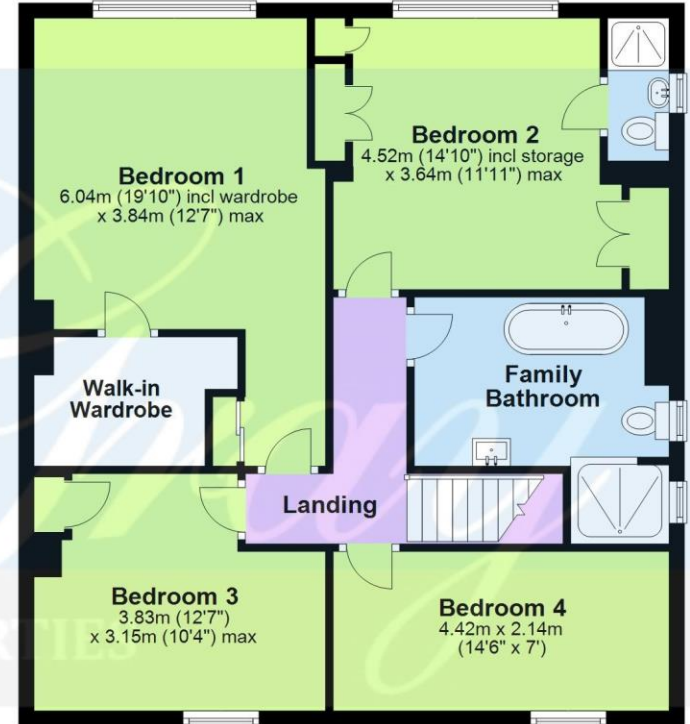
Basement
Approx. 21.5 sq. metres (231.5 sq. feet)



Ground Floor
Approx. 114.4 sq. metres (1231.3 sq. feet)



First Floor
Approx. 77.7 sq. metres (836.8 sq. feet)



Total area: approx. 213.6 sq. metres (2299.6 sq. feet)

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



