



4 Cherry Orchard
Woodchurch TN26 3QX

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Guide Price £495,000

Located in a tucked away position towards the end of a private cul-de-sac, just a couple of minutes' walk from the centre of the village and all the local amenities on offer, this versatile house has much to offer and must be viewed to be fully appreciated.

Inside, the deceptively spacious, well-presented accommodation on offer would suit any number of different buyers. To the ground floor, there is a welcoming hallway, cloakroom, well-appointed modern kitchen, and to the rear, a generous open plan living space which opens out onto the thoughtfully planted, beautiful garden beyond. Upstairs, the accommodation has been extended over the link detached garage below, creating four good size bedrooms, the principal of which has an en-suite shower room.

There is also a family bathroom on this floor.

This property also benefits from a pretty front garden, a driveway provides parking for up to 5 cars and a link detached garage, to the rear of which is a cloakroom and converted home office, ideal for anyone wishing to work from home.

- Lovely attached 4 bedroom / 2 bathroom home
- Spacious, well presented flexible accommodation
- Cleverly extended / Separate converted home office
- Stunning enclosed "hidden gem" of a garden
- Off-street parking for up to 5 cars / Garage
- Tucked away location towards end of cul-de-sac
- Short walk to centre of village & local amenities
- Beautiful countryside & walks on the doorstep
- Wide choice of local schools including Grammars
- High Speed Rail Link at Ashford (8 miles distant)

SITUATION: 4 Cherry Orchard is located in a tucked away, but very convenient position within the thriving village of Woodchurch, Kent, 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 (4 miles) and Ashford (8 miles). 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 within the area, 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 40 minutes).

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Warner Gray



The front door opens into a good size, welcoming **ENTRANCE HALLWAY** which gives access to all the rooms on the ground floor. Stairs to first floor with cupboard under. Room for free standing furniture. An engineered oak floor that carries through to the main living area adds warmth.

CLOAKROOM Stylish cloakroom with wash basin, WC and heated towel rail.

KITCHEN 12'9 x 8'11. A good size, bright kitchen with a range of modern, cream coloured shaker style units with woodblock worktops and one and a half bowl ceramic sink with mixer tap. Built-in AEG double oven and NEFF induction hob with extractor above. Space for dishwasher, washing machine and American style fridge/freezer. Integrated wine cooler.

SITTING ROOM / DINING ROOM 19'0 x 13'0. This large open plan room is perfect for relaxing and dining. Bi-fold doors at the back of the room bring in huge amounts of natural light and make a sunny place to sit in the warmer months, while a contemporary Scandi style wood burner makes a cosy focal point for those colder days and evenings. A large glazed door from the dining area also connects this space with the patio and beautiful garden beyond.

Stairs lead to **FIRST FLOOR LANDING** which gives access to the four bedrooms and family bathroom on this floor. Room for free standing furniture. A loft hatch gives access to one of two loft spaces, this one houses the boiler and is part boarded.

BEDROOM 1 & EN-SUITE SHOWER ROOM 16'3 x 11'2. The spacious, double aspect principal bedroom has generous storage and a modern en-suite consisting of: enclosed shower, vanity unit with inset basin and storage under; WC; heated towel rail; and built-in airing style cupboard. The shower room gives access to a very useful eaves storage space (unmeasured). NB: A loft hatch in the main bedroom gives access to a fully boarded attic space.

BEDROOM 2 10'2 x 9'7. A good size double bedroom with views over the pretty garden below.

BEDROOM 3 10'5 x 8'10. A double bedroom with front window.

BEDROOM 4 9'2 x 7'2. A good size bedroom with rear window.

BATHROOM A modern bathroom suite comprising: P-shaped bath; heated towel rail; and built-in wall unit with back to wall WC and inset basin with storage below.

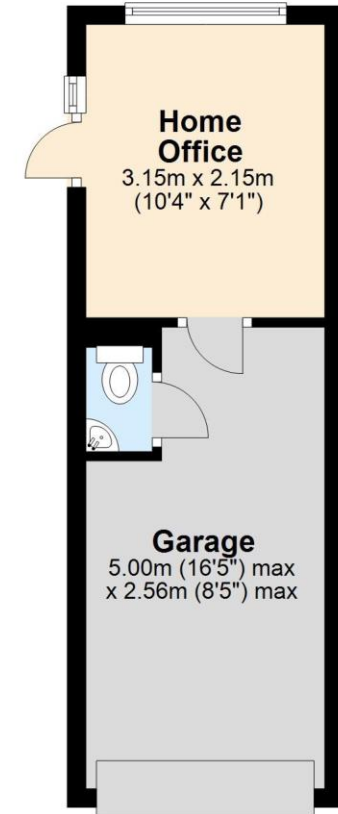
OFFICE 10'4 x 7'1. A room at the back of the garage has been converted and would make a great home office, hobby room, play room, teenage den or additional guest bedroom, as there is a cloakroom in the back of the garage, both of which are accessible from this space.

OUTSIDE To the front of the property is a pretty garden area laid mainly to grass with a feature ornamental tree, to the side of which is a parking area and driveway providing off-street parking for up to 5 cars in front of the link detached garage (see floor plan for dimensions). A gate between the garage and the house leads through to a covered alleyway, ideal for storing logs for the wood burner. At the end of this is a lovely patio area at the back of the house which also gives access to the home office to the rear of the garage. A further patio with pergola over makes an ideal place to have a BBQ when the weather allows! Other seating areas provide peaceful places to sit, relax and enjoy the wonderful garden and all the nature and wildlife on offer.

SERVICES: Mains: water, electricity, gas and drainage. Solar panels to roof. EPC Rating: A. Local Authority: Ashford Borough Council. Council Tax Band: D. Location Finder [what3words: ///centrally.locate.count](http://what3words.com)

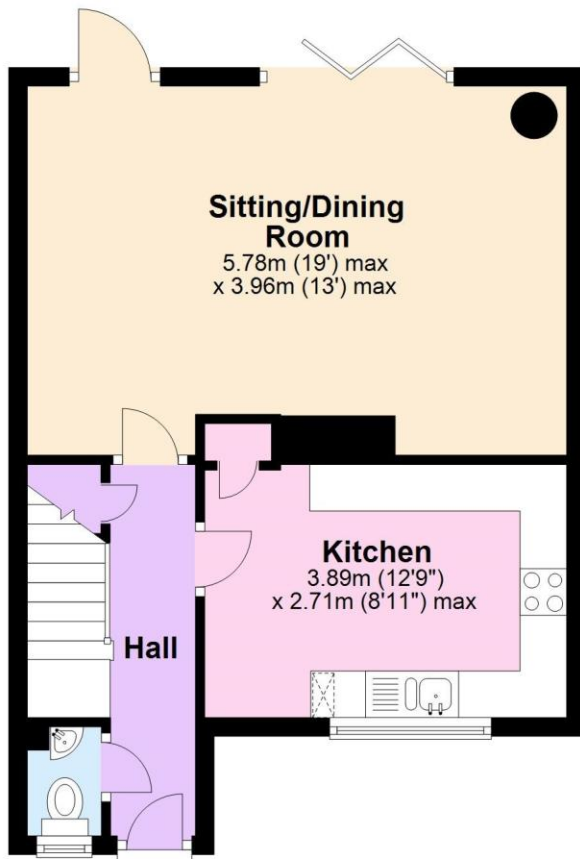


Garage / Home Office
Approx. 21.1 sq. metres (227.1 sq. feet)



Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



Total area: approx. 121.9 sq. metres (1312.3 sq. feet)



