



2 Rectory Close,
Woodchurch, Kent TN26 3QD

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Guide Price : £385,000

An attractive semi-detached 3 bedroom chalet style home with pretty enclosed garden, parking to the rear and lovely views over the church, set in an appealing, tucked away location within a discreet close, just a short walk from the centre of the sought after village of Woodchurch

The ground floor accommodation consists of a spacious sitting room with patio doors onto the conservatory, a good size kitchen / breakfast room, separate dining room, hallway and useful downstairs cloakroom. To the first floor, there is a generous modern shower room and three bedrooms, two are good size doubles and the principal of which has useful built-in storage.

Outside, a rose bordered lawn wraps round the house on two sides, and to the rear of the property, there is a pretty enclosed garden with lovely views over the spire of the ancient village church. In addition, there is a private off-road carpark for residents to the rear where this property has an allocated space and there is visitor parking available.

This lovely home not only benefits from being in a very tucked away, sought after location, but also from being within a short walk of both the centre of the village and the beautiful countryside that surrounds it, where there are many good walks to enjoy. NO ONWARD CHAIN.

- Attractive semi-detached chalet style property
- Deceptively spacious 3 bedroom accommodation
- Very well presented & decorated throughout
- Front garden / Enclosed pretty garden to the rear
- Designated parking space & visitors parking to rear
- Tucked away sought after cul-de-sac location
- Short walk to centre of village & local amenities
- Many good countryside walks on doorstep
- Local buses / High speed rail link from Ashford.

SITUATION: Rectory Close is just a short walk from the centre of the popular rural village of Woodchurch and its beautiful village green. The village offers good local facilities including a general store / post office, butcher, primary school, doctor's surgery, ancient church, two public houses and many clubs and societies. It also benefits from being positioned between Tenterden (4 miles) and the larger town of Ashford (8 miles), both offering comprehensive shopping, leisure, educational and health facilities. For travel, Ashford International offers regular rail services to London including the high speed service to St Pancras taking approximately 37 minutes. Local bus services also run to and from Woodchurch.

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GROUND FLOOR The front door opens into a small **HALLWAY** which gives access to the sitting room, kitchen / breakfast room and cloakroom. Stairs to first floor. Parquet floor.

KITCHEN / BREAKFAST ROOM 12'8 x 11'2. A modern kitchen with high gloss white units, both base and wall, and laminate worktops. Sink unit with mixer tap and drainer. Gas hob with integrated oven under and extractor above. Space for washing machine, slimline dishwasher and breakfast table. Under stairs cupboard which provides space for a 600mm fridge freezer. Door to dining room.

DINING ROOM 11'2 x 9'7. A useful separate dining room that could also work well as a snug, study, home office or hobby room. Double doors connect this space with the sitting room, making it a very sociable layout.

SITTING ROOM 19'5 x 11'2. This spacious room, which is large enough for both lounge and dining areas if desired, has patio doors to the rear which bring in lots of natural light and connect it with the conservatory beyond.

A feature fireplace with electric wood burning style stove makes a cosy focal point.

CONSERVATORY 11'3 x 7'8. This bonus additional space is the ideal place to sit and enjoy the garden. French doors open up onto a patio area and really help to bring the outdoors in.

FIRST FLOOR LANDING Stairs from the hall lead up to a landing which gives access to all the rooms on the first floor. Large built-in airing cupboard housing hot water cylinder. Loft hatch.

BEDROOM 1 13'7 x 11'2. A good size double aspect bedroom with lovely views towards the church. Mirrored door sliding wardrobe and additional built-in cupboards and eaves space (unmeasured).

BEDROOM 2 13'4 x 7'8. Double bedroom with far reaching views to the front.

BEDROOM 3 9' 9 x 7'1. Single bedroom which would also make a good study or hobby room.

BATHROOM A generous bathroom with modern suite comprising: panelled bath with shower over; wash basin; WC; and heated towel rail.

OUTSIDE To the front of the house, the garden is laid to lawn with a rose bush border and provides a lovely sunny place to have a morning coffee or read the paper. A gate at the side leads through to the pretty rear garden which is fenced and has a variety of mature shrubs and ornamental trees. A further gate gives access to the residents private parking area at the back of the house where there is a designated space and visitors parking.

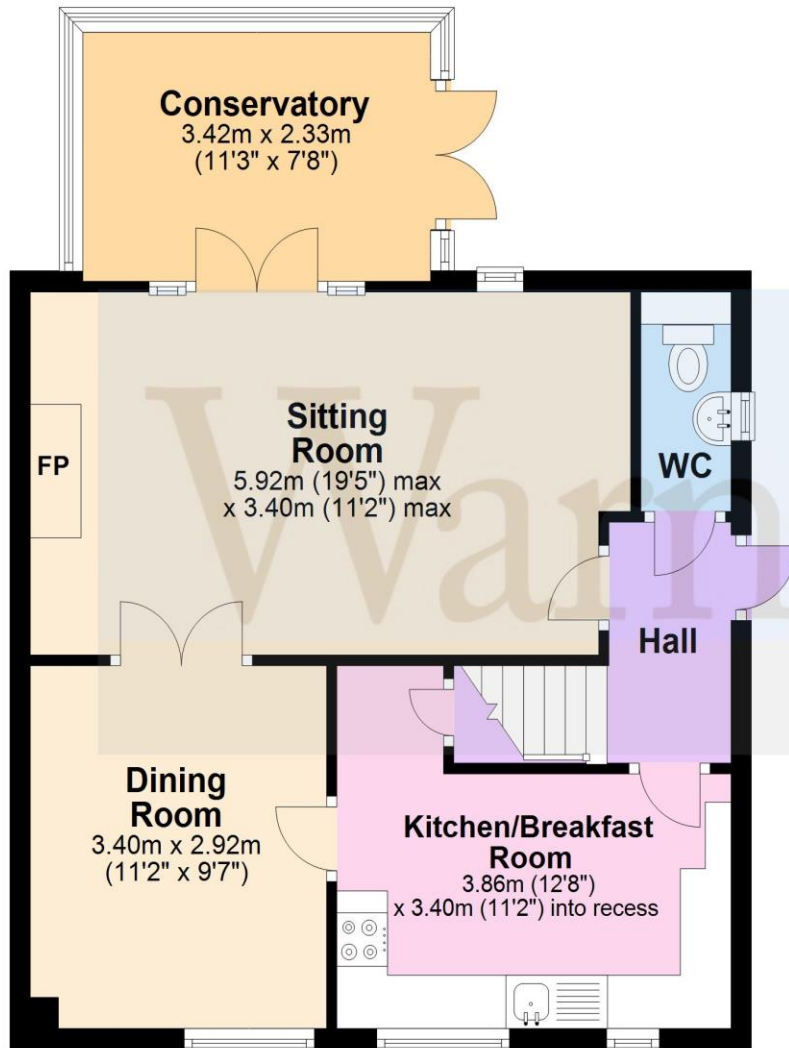
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: D.

LOCATION FINDER what3words: ///folds.signed.plant



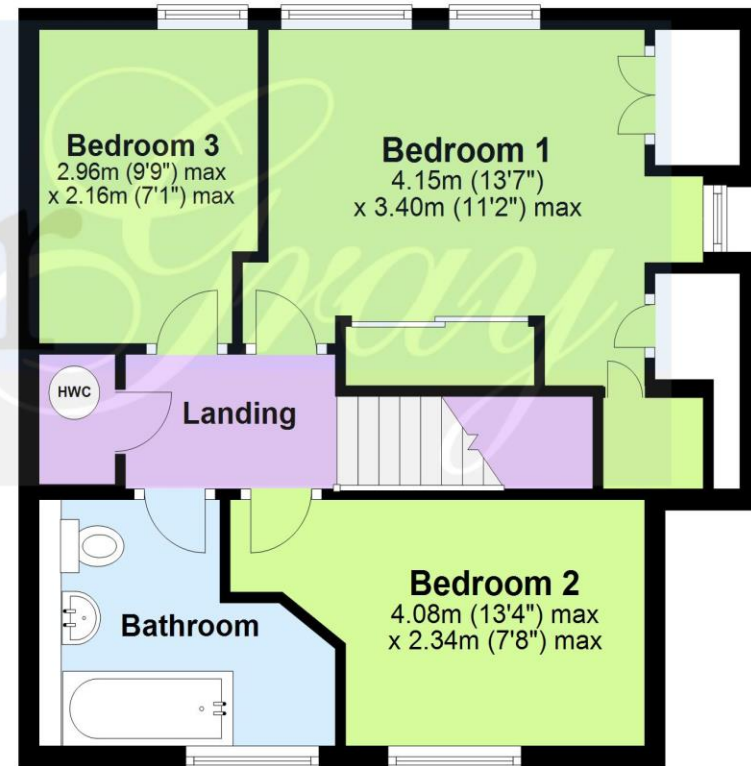
Ground Floor

Approx. 56.1 sq. metres (603.3 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.



