



West Lodge,
Bethersden Road, Woodchurch, Kent TN26 3PY

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Guide Price: £700,000 - £715,000

This exceptional detached five-bedroom bungalow boasts generous living space perfect for both entertaining and modern-day family life, the extensive and well-presented accommodation offers many charming character details with a versatile layout allowing for adaptation to suit the needs of potential buyers. Surrounded by large mature gardens, this property offers an ideal blend of outdoor space and rural views, making it an ideal retreat for country living.

In addition, the property benefits from a detached outbuilding which could lend itself to a number of different uses including an office for those who work from home, artist studio, gym or possibility of annexe / Airbnb (subject to any necessary planning permission being granted) being set close to the main house yet helping to create a separate work / life balance. There is also a driveway parking, double garage and workshop which only go further enhance the property's overall appeal.

The property stands in a popular rural location on the fringe of the historic village of Woodchurch where there is a friendly village community and good local facilities including a primary school with the market town of Ashford also being within easy reach with the International railway station.

- Generous single storey five bedroom detached property
- Attached double garage and useful workshop
- Annexe potential (subject to planning consent)
- Large mature gardens, terrace and ample parking
- Characterful, versatile living accommodation
- Easy reach of the popular Woodchurch village centre
- Short drive to Ashford International railway station
- Lots of walks to be enjoyed in surrounded area
- Viewing highly recommended to fully appreciate all on offer

SITUATION: West Lodge is set on the rural fringe of the popular and thriving rural village of Woodchurch and its beautiful, central 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.

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The accommodation comprises the following with approximate dimensions: **HALL / BOOT ROOM** the front door opens into the large hall / boot room providing ample room for coats and boots etc. A door leads through to :

KITCHEN / BREAKFAST ROOM 17'5 x 11'8 maximum. A lovely country-style kitchen fitted with a range of worksurfaces, drawers, cupboards and matching wall mounted units. There is an oil-fired, electric oven, induction hob with extractor above and ample room for further appliances. With ample space for dining table and chairs and windows overlooking the garden this room is ideal for cooking and family living.

SITTING ROOM 21'2 x 14'6 maximum. This is a spacious double aspect reception room full of charm and character with the fireplace and woodburning stove providing a perfect focal point to the sitting room. Ceiling beams.

Double doors open through the **DINING ROOM** 14'4 x 8'11 with fitted book / display shelving. Window to the side.

From the hall leads through to the **STUDY** 14'5 x 8'10 a versatile room currently used as a study with window to the rear, built in cupboard.

Door to the **INNER HALLWAY** and **FAMILY BATHROOM** fitted with a smart suite comprising low level w.c. wash hand basin and panelled bath. From the inner hall, doors lead to

BEDROOM 1 16'8 x 14'3, an impressive double bedroom with range of built in storage cupboards, window to the rear and door to **EN-SUITE SHOWER ROOM** fitted with a smart contemporary suite.

BEDROOM 2 12'10 x 12'2, double bedroom with window to the garden.

BEDROOM 3 12'7 x 10'2, a further double bedroom with a window to the garden.

BEDROOM 4 10' x 6'11, window to the garden.

BEDROOM 5 9' x 6'11, window to the garden.

FAMILY SHOWER ROOM again fitted with a smart, contemporary suite.

OUTSIDE This charming property features large, mature gardens, enclosed by a hedged boundary that creates a good deal for seclusion and privacy and a gated entrance leads to a spacious driveway providing ample off-road parking.

The garden itself is predominantly laid to lawn, complemented by a extensive terrace and seating area, perfect for enjoying warm summer days and alfresco dining. Additionally, there is an attached double garage which is accessible from the garden or the side lane, equipped with power and lighting, and an adjacent workshop adds extra convenience for DIY enthusiasts.

OUTBUILDING WITH ANNEXE POTENTIAL (approximately 352 sq feet in total) currently bedroom, sitting room and potential kitchen. Offers scope for some updating and subject to planning consent, is ideal for a number of different uses

SERVICES Mains water and electricity. Private drainage. Electric Eco 7 night storage heaters. Underfloor heating in en-suite. Oil for the Aga. Council Tax Band E EPC rating F Local Authority : Ashford Borough Council

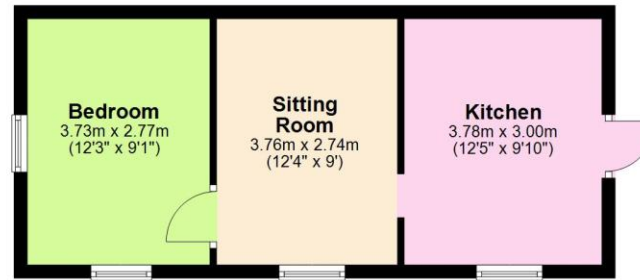
VIEWING by appointment through WarnerGray
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Location Finder : [what3words///survive.quaking.forms](https://what3words.com/survive.quaking.forms)



Annexe

Approx. 32.7 sq. metres (352.3 sq. feet)



Floor Plan

Approx. 206.7 sq. metres (2225.0 sq. feet)



Total area: approx. 239.4 sq. metres (2577.4 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



