



**5 Grove House,  
The Grove, Pluckley, Kent TN27 0RR**



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Guide Price £330,000**

Occupying a tucked away yet convenient location close to Pluckley railway station is this elegant and beautifully presented second floor apartment set within a handsome character property, with the benefit of an en-bloc single garage and a private garden.

This elegant two-bedroom penthouse style apartment has been the subject of sympathetic refurbishment by the current vendors including a new fitted kitchen with built in appliances and a brand new shower suite all finished to a high standard and presented with stylish décor throughout. Great care has also been taken to retain the period features which include original floorboards and famous Dering windows offering glorious countryside views - all adding the overall appeal of this charming property.

This apartment, with it's high lofty ceilings, is a warm and welcoming home ideal for a young family, commuters or those looking for a country retreat. The Grove is set close to the station on the edge of this historic village which offers local amenities including public houses including the Dering Arms, butchers, general stores, ancient Church, well regarded primary school and recreation ground.

- Refurbished two-bedroom penthouse apartment
- Offers a perfect blend of character, space and modern comfort
- Spacious open plan living with 24ft sitting / dining / kitchen
- Carefully retained features include floorboards and Dering windows
- Air source heat pump and contemporary new shower suite
- Single garage en-bloc and private garden
- Easy reach of Pluckley station with services to London
- Long lease of about 991 years
- Internal viewing highly recommended.

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**SITUATION:** Pluckley is a popular and well-known rural village offers good local facilities together with a well-regarded primary school and a wide range of clubs and societies to suit a variety of interest. The village is surrounded by some lovely countryside and provides miles of rural walks to be enjoyed on your doorstep. The larger villages of Charing and Headcorn are within easy reach offering a wider range of shopping facilities and amenities. The A20 is also accessed at Charing providing a link to the M20 motorway. Pluckley is also well positioned for access to the historic cinque port town of Tenterden and market town of Ashford.

The following is a brief introduction which will only be fully appreciated when viewed (approximate dimensions)

**COMMUNAL HALLWAY** With access to the upper floors. When you enter there is a beautiful staircase with Dering windows leading up to the apartment.

**ENTRANCE HALL / INNER HALL** Access to good size loft storage and providing a useful **STUDY AREA**. Door to :

**OPEN PLAN SITTING ROOM / KITCHEN** 24'6 x 20'4 maximum measurements. This spacious open plan room with charming Dering windows offering far reaching views, is divided into three distinctive areas - sitting room, dining room, and kitchen, perfect for entertaining and everyday family life with exposed floorboards adding character.

The sitting area provides a perfect place to sit and relax and the dining area offers good space for a table and chairs. This is open through to the smart well-appointed kitchen is a being special feature with handy breakfast bar and worksurfaces with decorative tiled splashbacks, drawers and cupboards. Built in dishwasher, electric oven and hob. Sink unit with drainer and mixer tap. Window to the side.

From the inner hallway there is access to the two bedrooms.

**BEDROOM 1** 18'9 x 11'11. A spacious double bedroom with window to the side.

**BEDROOM 2** 13'2 x 10'2. A further double bedroom with useful built in cupboards.

**SHOWER ROOM** Fitted with a smart contemporary white suite comprising shower, w.c. and wash hand basin and complementary tiling.

**OUTSIDE** The apartment benefits from a garden to the rear being mainly laid to lawn with mature plants and shrubs. The nearby en-bloc GARAGE measures about 16' x 9'4 with parking to the front.

**TENURE** Leasehold with 991 year lease remaining. Peppercorn ground rent. **Buildings Insurance** approximately £450.00 p.a. The management is charged on a 'must needs' basis.

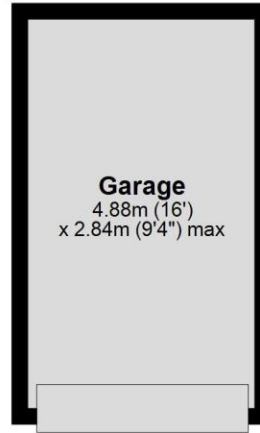
**SERVICES** Mains water, electricity and drainage. EPC Rating D Electric heating. The open plan sitting / dining room benefits from an air source heat pump offering both comfort and energy efficiency.





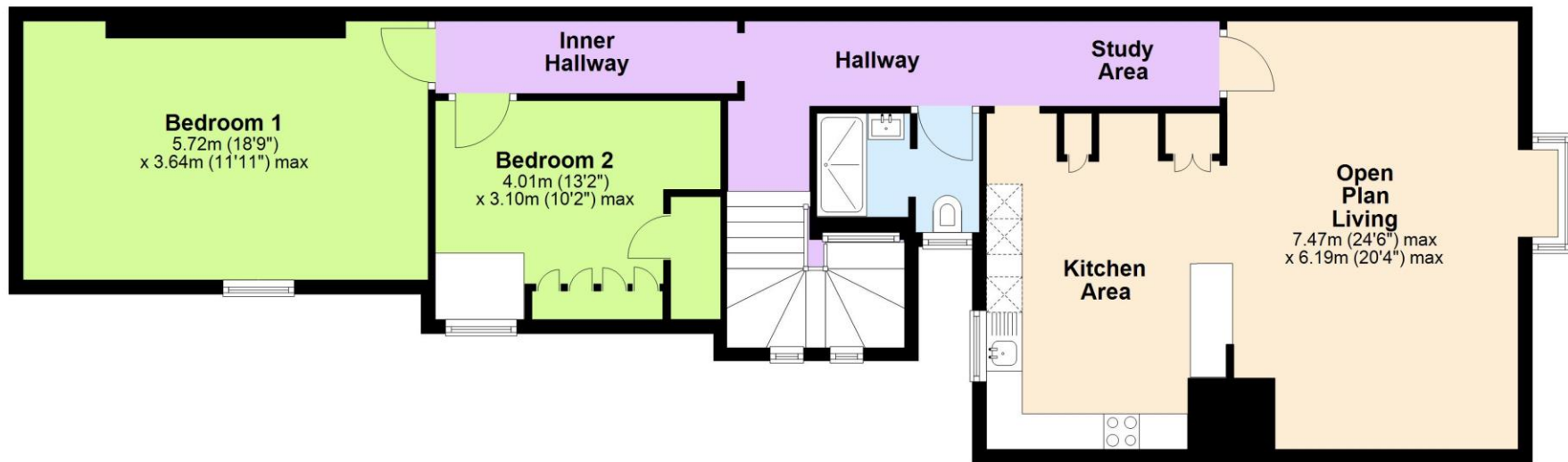
## Garage

Approx. 13.9 sq. metres (149.4 sq. feet)



## Floor Plan

Approx. 98.5 sq. metres (1059.8 sq. feet)



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)





