



WOODCHURCH

- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- PRIVATE CARPARK WITH DESIGNATED SPACE
- CUL-DE-SAC POSITION
- EPC RATING D
- NO ONWARD CHAIN
- CONSERVATORY
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND D

Offers In Excess Of £400,000

HUNTERS[®]
HERE TO GET *you* THERE

Rectory Close, Woodchurch

An attractive three-bedroom semi-detached home with two reception rooms, conservatory and private rear garden, located in a cul-de-sac position close to amenities in the popular village of Woodchurch.

The accommodation offers entrance hall with stairs to first floor with doorways leading to a ground floor WC, sitting room and kitchen.

The bright sitting room with feature fireplace offers French doors out to a sunny conservatory which overlooks and leads out to a private garden with further French doors leading to a spacious dining room and on to the kitchen. The kitchen offers a range of wall and base units with integrated oven, hob and extractor above with space for a breakfast table and appliances with doorway leading back to the entrance hall.

The first floor offers master bedroom with built in wardrobes and eaves storage, two further bedrooms, airing cupboard and family bathroom.

Externally, the front garden is laid to lawn with a rose bush border. The rear garden is also mainly laid to lawn with paved area and features a range of mature trees and shrubs with gate out to a private off-road carpark with designated space. with visitors parking available.

Services include mains gas, electricity and water.

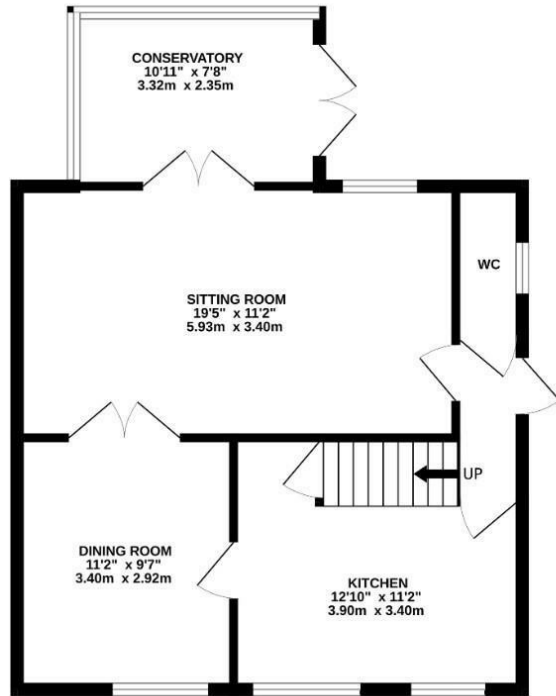
The property is situated within walking distance of the local amenities and is in the heart of the village, which has a real community feel with its wide range of clubs and society's. The pretty village of Woodchurch centres around a delightful cricket green and has good facilities including a well-regarded primary school, doctors surgery, butcher, village store, Post Office and two pubs.

Woodchurch enjoys excellent access to both the historic town of Tenterden with its picturesque High Street shopping and the thriving market town of Ashford with its superb commuting links including the International Station (Eurostar) and 37-minute-High Speed trains to London St Pancras. The M20 motorway is also accessible at Ashford providing a swift route between the Channel Ports and the M20.

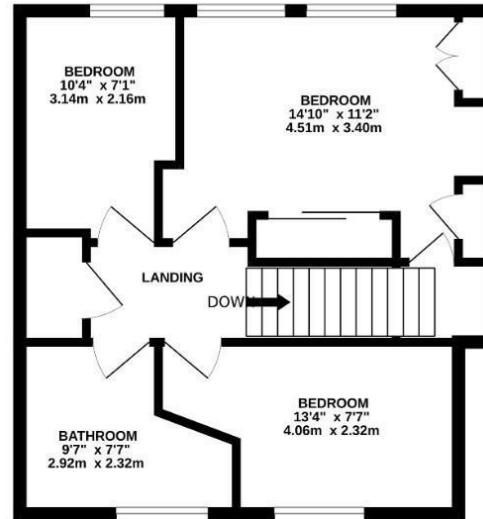




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

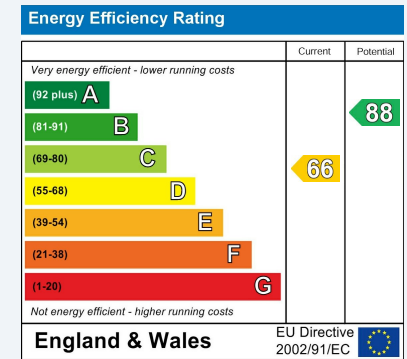
Please contact our Hunters Tenterden Office on 01580 763278 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

