



Woodchurch Road, Appledore, TN26 2BJ

£1,295,000



An individual five bedroom detached family home with an impressive open plan kitchen/living area, three further reception rooms and detached garage with planning permission to convert into an annexe providing separate living space for a family member or perfect Airbnb opportunity. The property is situated in a semi-rural location with far reaching rural views to the rear and is situated on the outskirts of the popular village of Appledore.

The spacious accommodation offers a light and airy entrance hall leading to a fabulous open plan kitchen/living area, three further reception rooms and utility room. The impressive open plan reception room is the perfect place to entertain with modern kitchen including a large island and two sets of bi-folding doors leading out to a beautiful garden.

The first floor offers five double bedrooms and family bathroom. The impressive master suite includes a walk-in wardrobe, en-suite shower room and Juliet balcony overlooking the stunning countryside. Two of the remaining bedrooms on this floor have en-suite shower rooms with the third bedroom also having a Juliet balcony. The other two bedrooms are served by a separate family bathroom.

The property is within the heart of the beautiful Kent countryside with wonderful far-reaching views to the rear and grounds of circa 0.75 of an acre (unmeasured). The property has a large driveway with space for ample parking, leading to a detached garage block. The garage (with planning permission to create a two bedroom annexe) has been divided into two single bay garages and two adjacent rooms that could be utilised for storage, office use or as gym space.

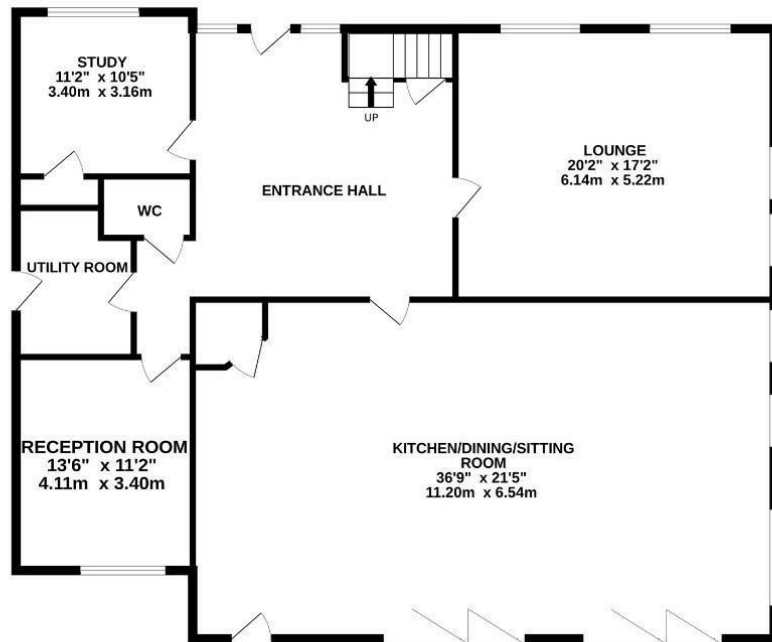
The large, mainly lawned gardens to the rear offer a wealth of mature shrubs, amazing countryside views and glorious sunsets from the end of the garden that take your breath away. In order that you can fully appreciate both, the current vendors have built a viewing platform.

Services - Mains water, electricity, and private treatment plant
Heating - Oil central heating - Ground Floor Under floor Heating
Broadband - Average Broadband Speed 8mb
Mobile Phone coverage - Okay
Flood Risk - Very Low

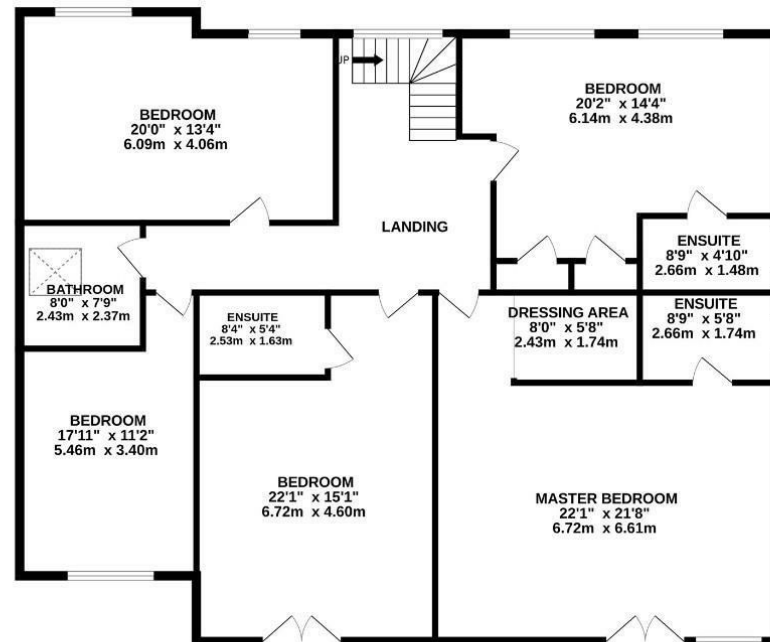


Tenure: Freehold
Council Tax Band: G

GROUND FLOOR
1812 sq.ft. (168.3 sq.m.) approx.



1ST FLOOR
1810 sq.ft. (168.1 sq.m.) approx.



TOTAL FLOOR AREA : 3621 sq.ft. (336.4 sq.m.) approx.

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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- FIVE BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE OPEN KITCHEN AND RECEPTION ROOM
- THREE FURTHER RECEPTION ROOMS
- THREE EN SUITE AND FAMILY BATHROOMS
- PLOT OF APPROX 0.75 ACRES
- LOVELY RURAL VIEWS OVER COUNTRYSIDE
- WELL CARED FOR GARDENS
- DETACHED GARAGING WITH PLANNING FOR ANNEXE
- STUDIO AND VARIOUS OUTBUILDINGS
- SEMI RURAL LOCATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.