



, Woodchurch, Kent, TN26 3TB

Asking Price £1,300,000



A stunning detached cottage full of character with a modern finish, offering flexible accommodation with scope for up to four ground floor bedrooms. Currently presented with three bedrooms, three reception rooms and three bathrooms, positioned on a plot of 0.84 acres with generous driveway, single garage with double car barn and further workshop with landscaped gardens and unspoilt views over the delightful Kentish countryside, located on the outskirts of the popular village of Woodchurch and a short drive to the tree lined Tenterden High Street.

The accommodation offers a spacious and bright split level entrance hall with glazed wall, leading on to a bright and open plan sitting/dining room with panelled walls and stunning cast radiator, beamed ceiling, inglenook fireplace with stove and access to a useful utility room. A further doorway leads through to the kitchen, fitted with a range of shaker style wall and base units with integrated appliances and range cooker with stylish beam above.

There is also access to a bathroom with suite comprising of bath with shower above, hand basin with vanity storage beneath and attached WC with concealed cistern and heated towel radiator.

The hall also leads on to a cloakroom with beautiful Moroccan styled tiling, wall mounted basin, heated towel radiator and WC with concealed cistern, a double aspect bedroom with bespoke built in cabinetry benefitting from a shower room located across hall with attractive tiled floor, further bespoke cabinetry, walk in shower cubicle with smart black frame and co-ordinating WC.

There is a further double bedroom with additional bespoke cabinetry and large built in storage cupboard with views over the garden, a useful study with scope for use as a bedroom and a sitting room with corner bifold doors and feature log burning stove, also offering scope for use as a bedroom.



The stairs up to the first-floor master bedroom suite are cleverly hidden behind a sliding barn style door. The master suite offers a spacious bedroom area with dual Velux windows offering breathtaking views and an oak and glass balustrade, walk in wardrobe area with cabinetry built into the sloped ceilings maximising storage space, walk through dressing room area with built in dresser and a striking en-suite with Velux window, freestanding copper bath, traditional patterned tiled flooring with modern wall finishing and twin hand basins with vanity storage beneath.

Externally the gardens are a real feature of the home. The 0.84 acre plot offers unspoilt views over the Kentish countryside and the current owners have landscaped the plot with various areas to sit and enjoy the surroundings. To the rear of the property is a generous patio area with stunning pergola and stairs up to the lawn with hedged and fenced boundaries, multiple beds well stocked with an array of planting and many mature trees and shrubs.

The highest point of the garden features a large decked area, the perfect spot to enjoy the far reaching views, and also boasts a generous workshop offering flexible use. To the far corner of the garden is a well laid out vegetable garden with picket fence, raised beds, greenhouse and potting shed.

The property is situated on a quite lane and is approached by electric double gates opening on to a large gravelled driveway that leads on to the garage and double car barn. An attractive garden area with wishing well sits beneath some mature trees and steps lead down to the property alongside a stunning glass sided fish tank, leading to a further patio area.

Cherry Garden Cottage is located in a peaceful rural position on the outskirts of the popular village of Woodchurch which has a real community feel with its wide range of clubs and society's. The pretty village centres around a delightful cricket green and has good facilities including a well-regarded primary school, doctor's surgery, butcher, village store, Post Office and two pubs. Bus services are available to a range of state and grammar secondary schools in the area and there is an excellent selection of private schooling nearby catering for all age groups.

Woodchurch enjoys excellent access to both the historic town of Tenterden which offers comprehensive shopping, including Waitrose and Tesco supermarkets, and many pubs and restaurants. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa.

Mainline train services to London can be accessed from Headcorn or Ashford International where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). There are a range of local primary and secondary schools and the M20 motorway is also accessible at Ashford providing a swift route between the Channel Ports and the M25 to London.

Tenure - Freehold

Services – Mains Water and Electricity, Private Sewerage

Heating - Oil Central Heating

Broadband – Average Broadband Speed - Okay

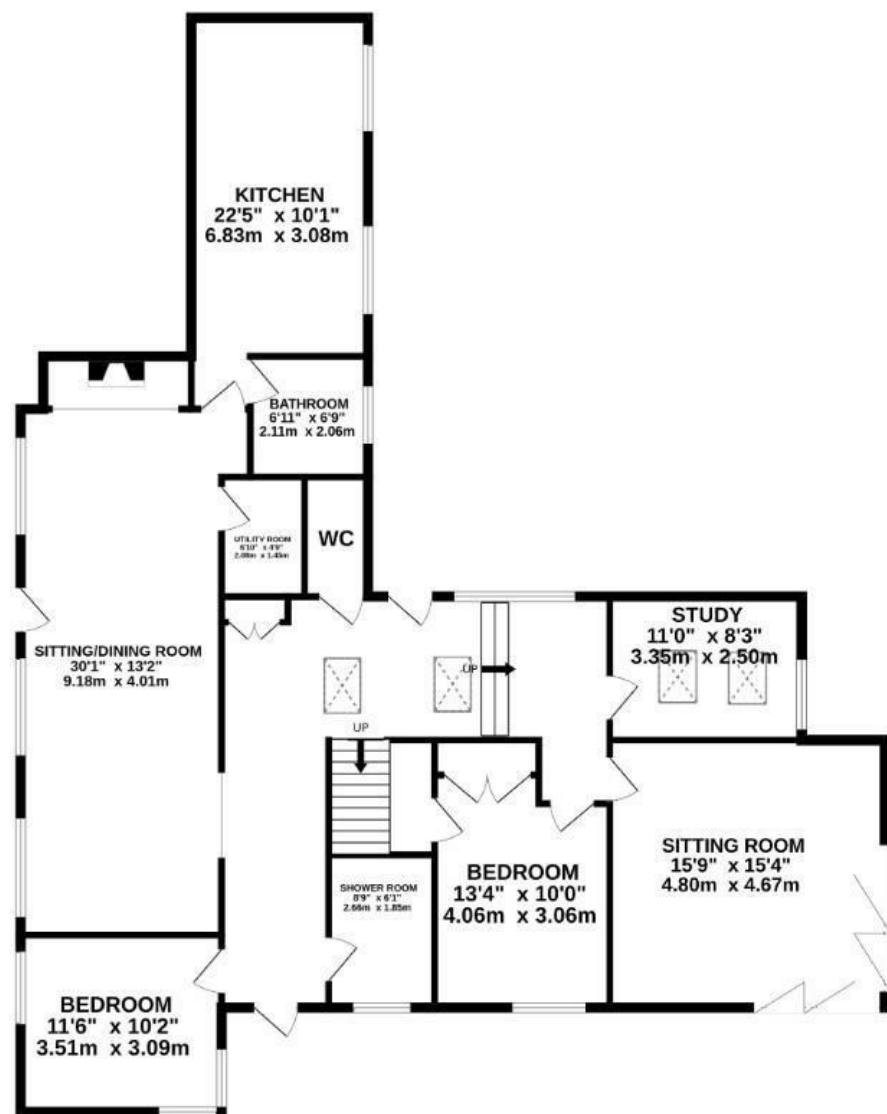
Mobile Phone Coverage – Okay

Flood Risk – Very Low



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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Tenure: Freehold
Council Tax Band: E

- DETACHED CHARACTER COTTAGE WITH MODERN FEATURES
- 0.84 ACRE PLOT WITH STUNNING RURAL VIEWS
- FLEXIBLE ACCOMMODATION
- GROUND FLOOR BEDROOMS AND BATHROOMS
- GARAGE, DOUBLE CARPORT AND WORKSHOP
- RURAL LOCATION ON EDGE OF POPULAR VILLAGE AND TOWN
- COUNCIL TAX BAND E
- EPC RATING D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

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