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Plurenend Lane  
Woodchurch  
Kent  
TN26 3PS



Sitting Room \* Dining Room \* Kitchen/Breakfast Room \* Cloakroom

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Principal Bedroom \* Two Further Double Bedrooms  
Family Shower Room

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Enclosed Grounds just over 0.5 Acres \* Safari Tent  
Double Garage \* Garden Stores \* Driveway Parking



## STRIKING RURAL FAMILY HOME

This attractive character cottage occupies a rural position on the outskirts of the sought after village of Woodchurch, within a designated dark sky area and with views over the adjoining countryside. The cottage exhibits many period features from exposed floorboards and beams to fireplaces.

The accommodation consists of a double aspect sitting room with a fireplace and log burning stove, dining room with fireplace, kitchen/breakfast room and cloakroom on the ground floor.

On the first floor there is a principal bedroom, two further double bedrooms, one with fireplace and a family shower room. In the space between two of the bedrooms there is a wash hand basin.

Sitting in just over 0.5 acres of grounds, a haven for wildlife including during the summer months, nightingales, the cottage enjoys a lucrative income from the Safari Lodge, consisting of a living area with kitchenette and two bedrooms, situated at the far end of the garden. Next to the Safari Lodge there is a toilet and shower.

Also within the garden there are garden stores and a detached double garage. Two sets of double gates are linked by an in and out driveway. The garden is laid to lawn with mature trees and hedging. The front door is approached via a gate onto a brick path which crosses an area of lawn.





## WOODCHURCH

On the outskirts of the village of Woodchurch with the charming village green and local amenities including the village church, village hall, village store, butchers, two public houses both with restaurants, two garages, a doctors surgery, primary school and weekly visit from a fish and chip van.

The popular tree lined town of Tenterden is a short drive away and has a wealth of shops and amenities serving all day-to-day requirements. Ashford and Tunbridge Wells offer a more comprehensive range of shopping and restaurants.

## SCHOOLS AND CONNECTIONS

The area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups. In particular the well-regarded Ashford Grammar School and public schools including The Ashford School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans and Sutton Valence.

Convenient for Ashford International Station with fast rail link to London and Eurotunnel for links to Europe. The M20 motorway with links to the M25 is accessed from Ashford.





## Harlakenden Cottages, TN26

Approximate Gross Internal Area = 112 sq m / 1206 sq ft  
Approximate Garage Internal Area = 28 sq m / 303 sq ft  
Approximate Outbuilding Internal Area = 56 sq m / 599 sq ft  
Approximate Total Internal Area = 196 sq m / 2108 sq ft  
(excludes veranda / storage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.  
Safari Tent - portable W.C., Calor gas fired water heater and solar panels providing power.

Ashford Borough Council - Council Tax Band E

EPC Rating: E – full details available on request

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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