



85 Lower Road, Woodchurch TN26 3SG

85 Lower Road, Woodchurch, Kent TN26

Guide Price £500,000 – £525,000

Spacious 3 bedroom detached bungalow at end of private cul-de-sac, close to village centre, with countryside views, garden, large outbuilding, loft potential, garage, ample parking and no chain

Tucked away at the end of a private cul-de-sac, this deceptively spacious three bedroom detached bungalow enjoys a wonderfully peaceful setting, yet is just a short walk from the centre of the pretty village of Woodchurch.

Offering scope for modernisation and improvement and is offered for sale with no onward chain. There is also the added potential to make use of the huge loft space, subject to the necessary consents.

Outside, the enclosed, low maintenance garden is a lovely place to sit and enjoy the wonderful views across the surrounding countryside, which borders the property on one side. There is also a large timber outbuilding offering useful and versatile space that could be used in a number of different ways, along with plentiful off-street parking, an integral garage and car port. With all the village amenities within easy walking distance, this is a particularly appealing bungalow in a tucked away yet highly convenient location.

SITUATION: This property is within walking distance of the centre of the popular rural village of Woodchurch and its beautiful village green. The village offers good local facilities including a general store / post office, butcher, primary school, doctor's surgery, ancient church, two public houses and many clubs and societies. It also benefits from being positioned between Tenterden (4 miles) and the larger town of Ashford (8 miles), both offering comprehensive shopping, leisure, educational and health facilities. For travel, Ashford International offers regular rail services to London including the high speed service to St Pancras taking approximately 37 minutes. Local bus services also run to and from Woodchurch.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD
Tel.01580 766044 email: info@warnergray.co.uk

WarnerGray



From the moment you step inside, the first impression is just how light and bright the bungalow feels, along with the surprising amount of flexible space it has to offer. A large central hallway forms the heart of the home, with built-in storage for coats and an airing cupboard housing the hot water cylinder. There is also access to the loft from here. The loft hatch has been deliberately made larger than usual, anticipating the possibility of installing a staircase should the loft be developed, subject of course to the necessary consents.

The kitchen/breakfast room is a particularly pleasant space, with room for a table and chairs and lovely views across the garden and countryside beyond. There are a good range of modern wood units, together with a bespoke bank of larder cupboards and integrated appliances. A door leads directly out to the garden, while another opens into the formal dining room, which sits conveniently between the sitting room and snug.

The sitting room is a spacious and light room, with a large picture window overlooking the front and a fireplace providing a cosy focal point. The snug is a lovely bonus space, with wonderful views across the garden and a wood burner creating a warm and inviting atmosphere. French doors open directly onto the garden, making this a particularly versatile room that could be enjoyed throughout the year.

There are three bedrooms. The principal bedroom is a spacious, bright and airy double with extensive built-in storage and a window overlooking the front. Bedroom two is another good sized double, with views over the rear garden, while bedroom three offers useful

flexibility and could equally serve as a study or home office, hobby room or additional reception space. And beyond the existing accommodation, there is the exciting potential to create considerably more space by developing the huge loft (stpp).

A contemporary wet room and separate cloakroom complete the accommodation.

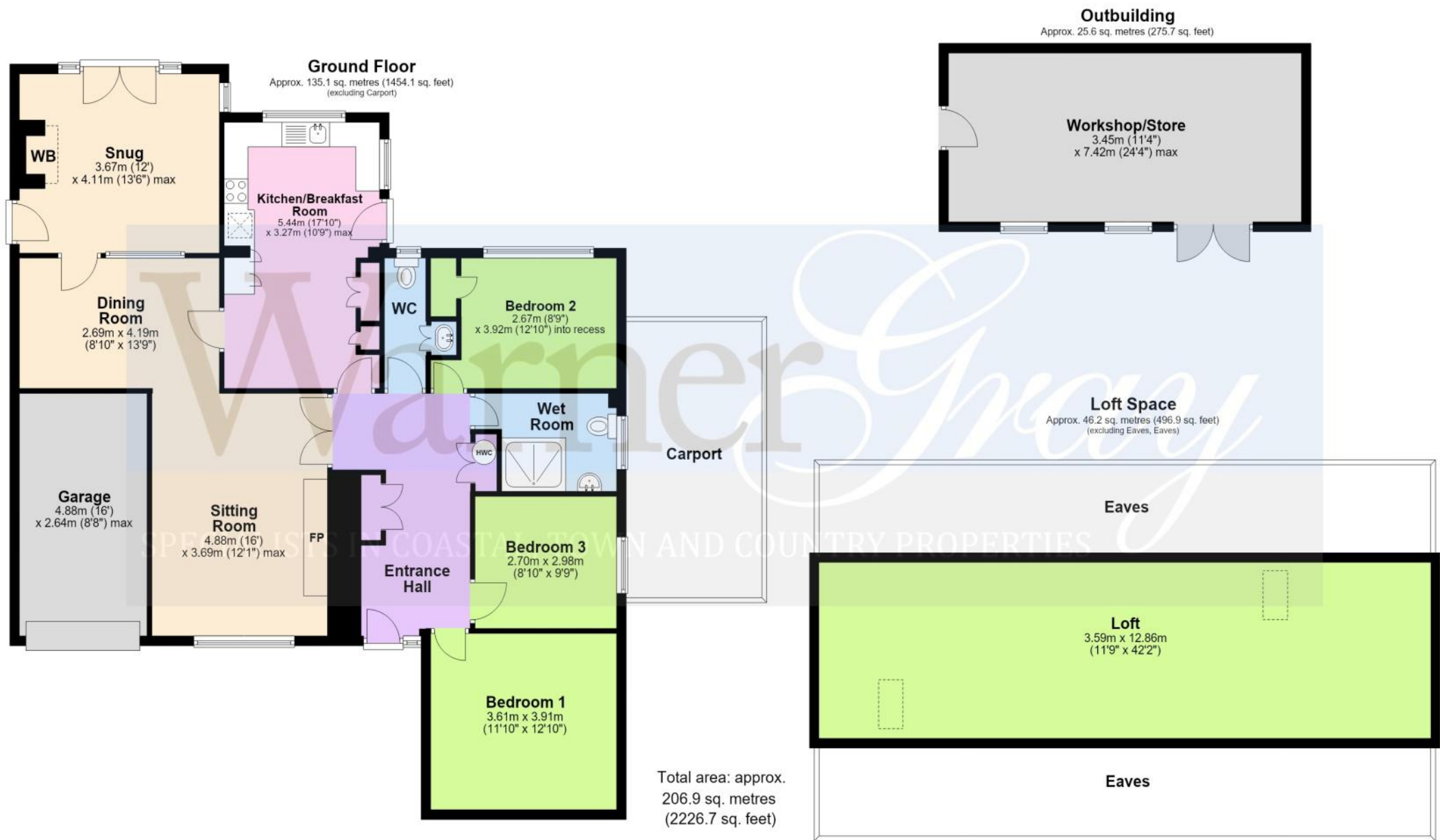
Outside The property occupies a particularly tucked away position at the end of a private cul-de-sac and is approached over a driveway providing parking in front of the integral garage. There is also further parking to the side, together with a covered carport, making this a very practical home for those with several vehicles.

The rear garden is pleasantly private and easy to maintain, being laid mainly to lawn with a patio immediately adjoining the house. The views really bring home just how close the property is to the beautiful open countryside that surrounds Woodchurch, creating a lovely sense of space and tranquillity. There is plenty of useful additional space outside too, including a summerhouse, shed with adjoining wood store and, most notably, a large timber outbuilding currently used as a workshop/store. With modern insulation to the walls and roof, together with power, lighting and a water supply, this is a particularly versatile space that could lend itself to a variety of uses.

Services Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: F.

Location Finder: [what3words: ///taps.doing.unhelpful](http://what3words://taps.doing.unhelpful)





The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



