



School Road
Appledore





Introducing

Attractive Grade II Listed home believed to date from the 15th Century, lovingly restored by the current owners.

Set in around 1 acre of delightful gardens the accommodation includes an entrance hall, sitting room, dining room, study, kitchen/breakfast room, conservatory, laundry room & shower room. To the first floor you will find four generous bedrooms, en suite shower room along with a family bathroom.

Bursting with character throughout and with excellent headroom, the property enjoys Inglenook fireplaces, a wealth of stunning exposed beams and oak flooring.

A detached annexe provides further flexible accommodation with a sitting room, office/bed2, bedroom and en suite bathroom.

At a Glance

School Road

Appledore, TN26

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Offers In Excess Of

- ATTRACTIVE GRADE II LISTED PERIOD HOUSE
- SET IN ABOUT AN ACRE
- LAUNDRY & GROUND FLOOR SHOWER ROOM/WC
- DETACHED ANNEXE
- LARGE RECEPTION ROOMS
- ORIGINAL FEATURES INCLUDING INGLENOOKS & OAK BEAMS
- EN SUITE SHOWER & DRESSING ROOM + FAMILY BATHROOM
- PRESENTED IN EXCELLENT ORDER THROUGHOUT
- BESPOKE FITTED KITCHEN/BREAKFAST ROOM
- POPULAR VILLAGE LOCATION





In Detail

Panelled Front Door to:

Entrance Porch

With doors to:

Lobby

Doors to sitting room and dining room.

Dining Room

Oak flooring, inglenook fireplace with wood burning stove, casement door to:

Conservatory

Oak framed with porcelain tiled floor and French doors opening on to the garden.

Sitting Room

Oak flooring, inglenook fireplace with wood burning stove, door to:

Study

Bay window to side, ceramic tiled floor.

Kitchen/Breakfast Room/Family Room

Ceramic tiled floor, excellent range of solid oak worktops and bespoke fitted drawers, cupboards and wall cupboards, deep glazed butler sink unit in kitchen area and stainless steel sink unit, sandstone flooring.

Ground Floor Wet Room

With white pedestal wash hand basin, shower, low level WC and fully tiled walls.

Laundry Room

Ceramic tiled floor, stainless steel sink with mixer tap and drainer unit, worktops, space and plumbing for appliances.

First Floor:

Landing

Staircase to large painted and carpeted Attic Room and doors to:

Bedroom One

Window to front, recessed wardrobe cupboard and built in wardrobe cupboard.

En Suite Bathroom

Modern white suite comprising jacuzzi bath, separate corner shower cubicle with glazed screen, pedestal wash basin, low level WC and half tiled walls.

Bedroom Two

Window to front, recessed fireplace and wardrobe cupboard.

Bedroom Three

Double aspect, built in cupboard.

Bedroom Four

Recessed wardrobe cupboard.

Family Bathroom

Oak flooring, white four piece suite comprising panelled bath, low level WC, wash basin inset into vanity unit with cupboards beneath.

DETACHED ANNEXE:

To the rear of the house.

Office/Bedroom Two

Sitting Room

Stairs to:

First Floor:

Bedroom One

En Suite Bathroom

White suite comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin, eaves storage space.

Covered Garden Store

Garden Room/Kitchen/Cloakroom

Driveway & Parking

A five bar gate opens onto a long gravel driveway offering plenty of off road parking.

Gardens

Set in around one acre of attractive grounds on a level plot, mainly laid to lawn with mature flowers, shrubs and trees, covered seating area and machinery store.

Tenure

Freehold.

Services

Mains water, mains drainage and electric.

Council Tax

Ashford Borough Council Band: G.

Listed Building

APPLEDORE APPLEDORE HEATH 1. 5272 Griffin Farmhouse TQ 93 SE 10/37 II

2. C17 or earlier timber-framed building refaced with red brick on ground floor and tile hung above. Hipped tiled roof.

Casement windows with small square leaded panes. Modern porch with semi-circular light over.

Listing NGR: TQ9524430615.



Floorplan



**GOULD
HARRISON**

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Key Information

Offers In Excess Of £765,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | G

Energy Efficiency Band |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.