



Greenbanks, Woodchurch, Kent TN26 3QW

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Offers in excess of £900,000

With stunning far-reaching views, Greenbanks presents a rare opportunity to acquire an elegant country home, offering an exceptional blend of lifestyle, location and flexibility in an idyllic setting.

Set along a private lane in an elevated position, *Greenbanks* is a stylishly presented 4 bedroom / 3 bathroom detached country home enjoying uninterrupted panoramic views across the village of Woodchurch and its iconic windmill.

Extending to over 3,164 sq ft of beautifully arranged accommodation (including outbuildings), this home offers an impressive sense of space and versatility. Thoughtfully configured to adapt to modern living, it provides generous proportions, fluid living areas and a layout equally suited to family life, multi-generational living or dual occupancy. Until recently, the property also operated as a successful boutique bed and breakfast, a testament to both its charm, flexible design and incredible location.

Beyond the kitchen the French doors open onto a generously sized patio seamlessly extending the living space into the outdoors, this creates a fantastic indoor-outdoor flow ideal for entertaining and every day living. The patio offers a perfect spot to enjoy a morning coffee or relaxed lunch.

The predominantly south-facing gardens, which extend to circa 0.58 of an acre (tbc) are a defining feature, perfectly positioned to make the most of the southerly aspect and far-reaching views. Whether entertaining, relaxing or simply enjoying the surrounding countryside, the outdoor space offers a rare sense of freedom and privacy.

Complementing the main residence is a substantial detached workshop/store with further potential (subject to the necessary consents), alongside a double garage, log store and extensive driveway parking across two separate access points.

Perfectly positioned in a peaceful semi-rural setting, yet within easy walking distance of Woodchurch village, Greenbanks enjoys the best of both worlds. The historic Cinque Port town of Tenterden and the well-connected market town of Ashford are both within easy reach, offering an excellent range of amenities, schooling and transport links.

SITUATION: Greenbanks is ideally situated within a short walk of the thriving village of Woodchurch, renowned for its picturesque village green and strong sense of community. A range of everyday amenities are close at hand, including a general store with post office, butcher, garage, doctor's surgery, primary school, church and two welcoming village pubs. More comprehensive shopping, leisure and health facilities can be found in the nearby towns of Tenterden (4.5 miles) and Ashford (7.7 miles), both within easy reach. The surrounding countryside is particularly beautiful, offering a wealth of scenic walks, while Woodchurch itself supports a variety of clubs and societies catering to all ages. The area is well served by an excellent selection of both state and independent schools, with the property falling within the catchment for the highly regarded Ashford Grammar Schools. For commuters, Ashford International provides high-speed services to London St Pancras in approximately 37 minutes.

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Beautifully styled throughout in a refined, on-trend Scandinavian aesthetic, the interiors at Greenbanks combine understated elegance with a warm, welcoming atmosphere. Clean lines, a soft neutral palette and natural textures create a sense of calm and cohesion, perfectly complementing the surrounding countryside.

The house is entered to the side, opening into a stunning kitchen/breakfast room, undoubtedly the heart of the home. Thoughtfully designed with a bespoke fitted kitchen, it offers both style and practicality to suit even the most enthusiastic cook. There is ample space for a large dining table, making it ideal for relaxed family living or entertaining on a grander scale.

From here, the eye is drawn through to the adjoining snug, creating a wonderful sense of flow and connection between the spaces. The snug itself is a cosy and inviting retreat, centred around a fireplace with wood-burning stove, perfect for quieter moments or winter evenings.

Beyond, the home continues to impress with a substantial sitting/dining room, a beautifully proportioned space also featuring a fireplace and wood burner. Bathed in natural light, this room enjoys breathtaking views across the gardens and rolling countryside beyond, with doors opening directly onto the rear terrace, ideal for seamless indoor-outdoor living.



Leading from the sitting room is a charming ground floor double bedroom, complete with a well-appointed en-suite shower room. This versatile space has previously served as a home office, offering flexibility to suit a variety of needs. The ground floor also benefits from a practical utility/boot room and a generously sized cloakroom.

A particularly notable feature of the property is its two separate staircases, allowing for a natural division of the accommodation. This thoughtful layout makes the house exceptionally well suited to dual occupancy or continued use as a boutique bed and breakfast, should someone wish.

Upstairs, the principal bedroom is an impressive, luxurious retreat, generous in scale and featuring extensive built-in storage along with a beautifully finished en-suite bathroom.

A further spacious double bedroom to the rear also benefits from its own dressing area and en-suite shower room, creating a suite-like feel. Adjacent is the fourth bedroom, currently set up as a twin, which is accessed via the second staircase, enhancing the flexibility of the layout.

Both of these rear bedrooms enjoy truly exceptional views, stretching out across the village, with the historic windmill providing a striking backdrop.



OUTSIDE

Approached via a private lane shared with just three other properties, Greenbanks enjoys an immediate sense of exclusivity and tranquillity.

Two separate gated driveways provide extensive parking and turning, with the principal approach leading to a particularly characterful arrival point, where the base of the original black windmill remains, offering a unique nod to the setting's heritage. Here, a charming terrace provides a wonderfully peaceful spot to pause, complete with a delightful rill of gently running water, an enchanting feature that creates a soothing backdrop for morning coffee or quiet reflection. This side of the house is beautifully framed by mature wisteria and complemented by an elegant oak-framed open porch, adding both warmth and architectural interest.

The terrace flows seamlessly around to the rear of the house, where a further seating area makes the most of the truly exceptional views across the gardens, the windmill and the village beyond. The predominantly south-facing rear garden is a particular highlight, generous in scale and laid mainly to lawn, interspersed with seasonal spring flowers, mature hedging and well-established shrubs.

A variety of fruit trees add charm, creating the perfect setting for a quintessentially English garden.

At the far end of the garden, a gate provides direct access to the windmill and a footpath leading into the village, just a short and picturesque walk away.

OUTBUILDINGS : A range of outbuildings further enhances the appeal and versatility of this property. These include a detached brick-built double garage with power and useful boarded storage above, a log store housing the original millstone, and an additional brick outbuilding currently used as a workshop/store. The latter offers exciting potential for a variety of alternative uses, subject to the necessary consents.

SERVICES : Mains: water, electricity and gas. Private drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder: what3words: ///overhaul.luggage.taxpayers

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