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coastal + COUNTRY







Situated on the rural outskirts of Appledore, a small picturesque village with a long history. Once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St. Peter and St. Paul. Daily amenities including a village shop and Post Office, public house, tea shop and village hall as well as a branch line rail service to Ashford where it connects with a high speed service to London St Pancras in 37 minutes. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with its tree-lined High Street, leisure centre and Waitrose and Tesco supermarkets. To the southwest is the Ancient Town and Cinque Port of Rye (6 miles) with its historical associations and medieval architecture. Camber Sands with its vast stretch of sandy beach is about 10.5 miles.

Ground Floor

The main entrance hall has stairs to the first floor with cupboard under, doors off to all main rooms. The living room has oak floors and a wood burning stove and has a partly glazed roof providing a light and airy feel. A wide opening leads through to the dining room is triple aspect with doors out to the garden. The sitting room has an inglenook fireplace with wood burning stove. The study has built in bookcases and the original front door out to the front garden. Off the study is a cloakroom with wc and wash hand basin.

The kitchen/ breakfast room has an extensive range of fitted units with granite worksurfaces, Lacanche range gas cooker and integrated appliances, central island with wooden surface and a breakfast bar, double doors out to the gardens and swimming pool. Adjoining the kitchen is a utility room having plumbing for a washing machine and tumble drier, built in cupboards.

First floor

On the first floor, the main bedroom is a generous room with a range of built in wardrobes. En suite bathroom with an impressive copper roll top bath and separate shower. There are two double bedrooms both with en suite shower rooms and two further bedrooms with a family bathroom.

Outside

The main lawned gardens have established and well stocked beds and borders include an ornamental fish pond with water feature and a variety of mature trees and shrubs. The heated swimming pool adjoins the house with a surrounding terrace beyond which is the home office/guest suite and includes a shower room and houses the pool pump and equipment. The current owners are proposing to create additional parking to part of the garden and create an open double bay garage which will adjoin this building. On the original front side of the property there is an enclosed garden with central gravelled area, beyond which is a gate and right of way which leads up to the main road where you can walk into the village.

Other information

Local Authority: Rother District Council. Council Tax Band: G
EPC: D
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 35Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

£1,195,000 Freehold

Lanes End Cottage Tenterden Road, Appledore, TN26 2AL







Lanes End Cottage has evolved over the years into a unique family house offering flexible accommodation which comprises, 5 bedrooms and 4 bathrooms all tastefully appointed. Outside, the property is surrounded by lawns with well stocked flower and shrub borders.

• Set well back from the road down a private drive in secure and favoured location. • Situated within reach of Appledore train station (2.2 miles) with high speed connections from Ashford to London St.Pancras • Generous and versatile living space • Ideal family home • Charming semi rural but accessible setting close to the village and local amenities • Home office/guest cottage • Heated swimming pool with air source heat pump • Viewing highly recommended • No onward chain

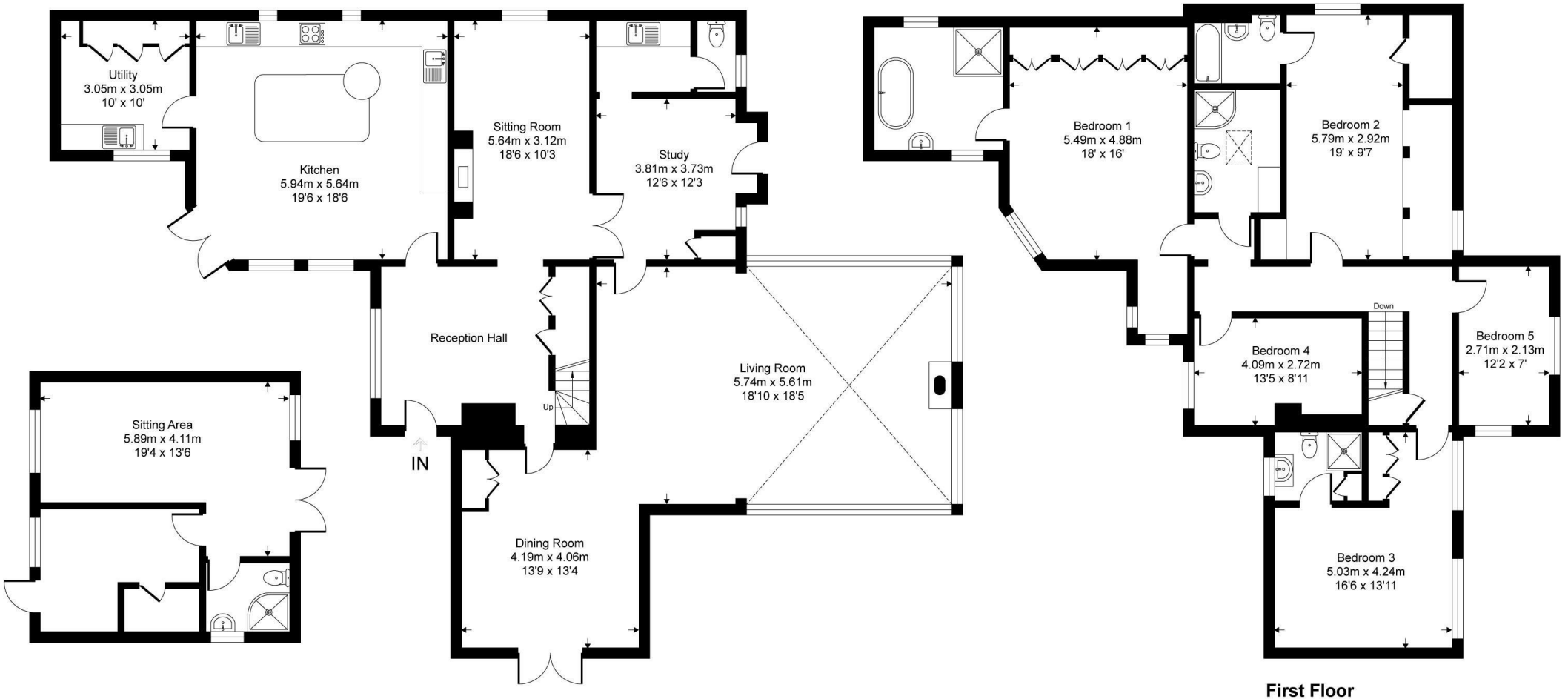


Directions: from Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted Appledore. At the end of the road, turn left at the T-Junction and continue through the village and then turn left towards Tenterden B2080 and after a short distance you will see 40mph sign on each side of the road. Shortly after there is a single 40mph sign, opposite which is the entrance to Lanes End House, an unmarked private drive which also serves two other properties. Continue all the way down the lane to the end where you will see the property. what3words: soak.educates.healers

EPC: D
Local Authority: Rother District Council
Council Tax Band: G

Lanes End Cottage

Approximate Gross Internal Area = 294.2 sq m / 3167 sq ft
Approximate Outbuilding Internal Area = 34.7 sq m / 374 sq ft
Approximate Total Internal Area = 328.9 sq m / 3541 sq ft



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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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