

**RUSH
WITT &
WILSON**



**'Well Cottage' 4a Court Lodge Road, Appledore, Kent TN26 2DD
Offers In The Region Of £625,000 Freehold**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this most attractive (un-listed) attached character home sitting in stunning gardens of approximately 0.46 of an acre (tbv) occupying a tucked away location in the heart of the highly sought after village of Appledore.

The well-proportioned accommodation of this elegant home is arranged over three floors comprising of an entrance hallway, living room with feature fireplace, kitchen/dining room with log burning stove and bathroom on the ground floor. On the first floor are two double bedrooms, one with an en-suite shower room and a sperate cloakroom, with a loft room/study and further bedroom to the second floor.

Outside the property benefits from off road parking, a substantial 60ft in length (tbv) detached outbuilding with garage and three further rooms and most impressive established well stocked gardens to the rear benefitting from a southerly aspect.

Offered to the market CHAIN FREE. Having been owned by the current owners for nearly 30 years we would advise early inspection to fully appreciate the merits of this charming cottage, its hidden away location and its fantastic gardens. For further information and to arrange a viewing please call our Tenterden office.



Entrance
Entrance door and windows to the side elevation, quarry tiled flooring, electric storage heater, half wood panelled walls, door leading to the kitchen, bathroom and doorway to:

Entrance Hallway
Oak staircase rising to the first floor with fitted storage cupboard beneath, quarry tiled flooring, sash window to the side elevation, half wood panelled walls.

Bathroom
Fitted with a white suite comprising low level wc, pedestal wash hand basin, wood panelled bath with mixer tap and hand-held shower attachment, stainless steel heated towel rail, part tiled walls, half wood panelled walls, obscure glazed window to the rear elevation.

Kitchen/Dining Room
15'5 x 15' (4.70m x 4.57m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock work surface with inset sink drainer unit, inset four ring Hotpoint electric hob with extractor canopy above, upright units housing integrated double oven, integrated low level fridge, space and point for washing machine, electric storage heater, half wood panelled walls with shelf over, tiled flooring, feature fireplace with inset log burning stove, fitted airing cupboard housing insulated hot water tank, two windows to the rear elevation enjoying pleasant views over the garden, space for table and chairs. fitted storage cupboard, door leading to:

Living Room
15'2 x 14' (4.62m x 4.27m)
Window to the rear elevation enjoying pleasant outlook over the rear garden, attractive feature fireplace with wood surround and quarry tiled hearth, electric storage heater, low level fitted cupboard with display shelving above, tiled flooring, half wood panelled walls with shelf over, door to the rear elevation allowing access out to the garden.

First Floor

Landing
With stairs rising from the hallway, sash window to the side elevation, electric storage heater, exposed floorboards, stairs rising to the second floor, doors leading to:

Cloakroom
Fitted with a white suite comprising low level wc, wall mounted wash hand basin, tile effect flooring, window to the rear elevation.

Bedroom One
15'3 x 11'8 (4.65m x 3.56m)
Window to the rear elevation, attractive feature fireplace, double fitted wardrobe, wall mounted electric radiator, floor standing vintage vanity unit with hidden inset wash hand basin with fitted cupboard beneath, half wood panelled walls.

Bedroom Two
11'8 x 10'7 (3.56m x 3.23m)
Window to the rear elevation, attractive feature fireplace, fitted wardrobe with mirror sliding doors, wall mounted electric radiator, exposed floorboards, small fitted storage cupboards, door leading to:

En-Suite Shower Room
Fitted vanity unit with marble counter top and inset wash hand basin with fitted cupboard beneath, fully tiled shower cubicle with folding door, stainless steel heated towel rail, fully tiled wall, exposed floorboards.

Second Floor

Landing/Study Area
16' max x 11'2 (4.88m max x 3.40m)
Window to the rear elevation, stairs rising from first floor landing, exposed floorboards, range of low level fitted storage cupboards, door to:

Dressing Room
9'3 x 6'4 (2.82m x 1.93m)
Range of shelved and hanging storage, exposed floorboards.

Bedroom Three
15' x 11'2 (4.57m x 3.40m)
Double aspect with window to the front and side elevations, the latter with fitted folding shutters, exposed floorboards, wall mounted electric radiator.

Outside

Front Garden
There is an are of hardstanding providing access through to the detached garage and to one side there is a gravelled driveway providing off road parking with double wrought iron gates opening through to:

Rear Garden
The well-stocked and good sized rear gardens are a real feature of 'Well Cottage' and are believed to measure 0.46 of an acre(tbv). Having have been thoughtfully landscaped and maintained by the current owners there is a area of formal garden abutting the rear of the cottage being predominately laid to lawn and bordered with a range of well stocked beds planted with an array of established shrubs, roses and seasonal flowers. There are a number of pathways that meander through to a further area of lawn bordered with an array of wild flowers and a tranquil wildlife pond, bring bordered with a selection of mature trees and fruit trees, there is also a formal spring garden planted with a mixture of spring bulbs.

Detached Outbuilding
Substantial detached timber building that may offer potential for a number of different uses subject to necessary permissions being obtained. The building is subdivided into:

Garage
29' x 15'2 (8.84m x 4.62m)
Double doors to the front elevation, windows to both sides with light and power connected.

Garden Store One
15'2 x 11'8 (4.62m x 3.56m)
Window and door to the side elevation, light connected.

Workshop
15'4 x 15'2 (4.67m x 4.62m)
Windows to both side elevations, entrance door and free standing log burning stove (not currently in use) light and power connected.

Garden Store Two
11'9 x 8'5 (3.58m x 2.57m)
Window to the side elevation, entrance door to the rear, fitted workbench, light connected.

Adjoining Store Room
12' x 6'2 (3.66m x 1.88m)
Useful storage space with light connected.

Agents Note
Council Tax Band - E

Please note this property has a small area of flying freehold.

Please note there is a right of way across the driveway for the neighbouring house.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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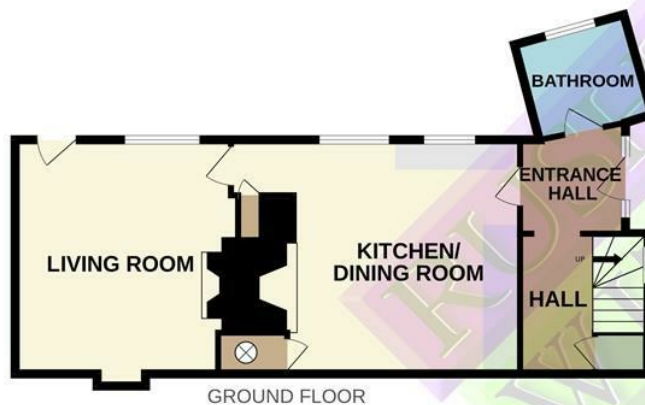
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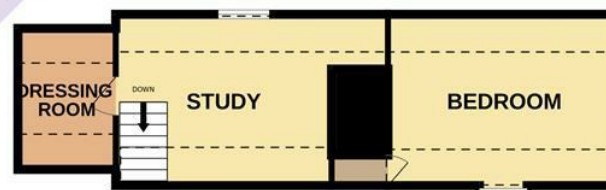
4. VAT: The VAT position relating to the property may change without notice.

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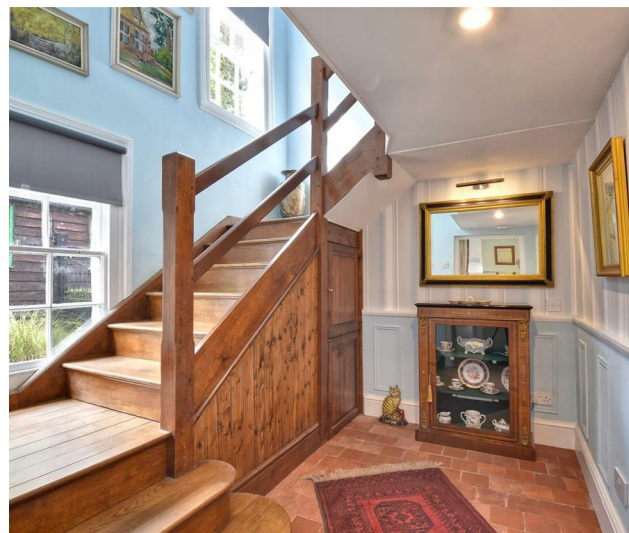




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
100-91 kWh/m ² A	90-81 kWh/m ² B	100-91 kg CO ₂ /m ² A	90-81 kg CO ₂ /m ² B
80-71 kWh/m ² C	70-61 kWh/m ² D	80-71 kg CO ₂ /m ² C	70-61 kg CO ₂ /m ² D
60-51 kWh/m ² E	50-41 kWh/m ² F	60-51 kg CO ₂ /m ² E	50-41 kg CO ₂ /m ² F
40-31 kWh/m ² G	30-21 kWh/m ² G	40-31 kg CO ₂ /m ² G	30-21 kg CO ₂ /m ² G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**