

PHILLIPS & STUBBS



coastal +
COUNTRY



Set well back from The Street in secluded gardens in the central Conservation Area 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.

A well presented detached village house presenting colour washed brick and weatherboard elevations set with timber casement windows beneath a pitched peg tiled roof. The accommodation, which has good ceiling heights throughout comprises.

A front door with an open entrance porch opens into a reception hall with windows to the front and rear, stairs off to the first floor and a beamed ceiling. A wide opening leads to the well proportioned, triple aspect sitting room with exposed ceiling beams, fireplace fitted with a wood burning stove and French windows to the rear garden.

The double aspect open plan day room/dining room has French windows opening onto the terrace and garden. A wide opening connects the kitchen which has is fitted with an extensive range of cupboards and drawers beneath wooden surfaces with an inset Belfast sink, inset electric hob, 2 oven Aga, integrated dishwasher together with a central island unit. The utility room has plumbing for a washing machine, tumble dryer and space for a fridge or freezer. Cloakroom comprises a wc and wash hand basin.

On the first floor, there is a spacious landing with fitted book and display shelving.

The master bedroom enjoys rural views to the rear and has built in wardrobe cupboards. There is a dressing room/study and an en suite shower room with large walk in shower, wc, vanity unit with wash hand basin, tiled floor. There are two further double bedrooms, both of which have fitted wardrobe cupboards. The family shower room has a walk in shower enclosure, wc, wash hand basin and airing cupboard.

Outside

Fronting The Street at the entrance to the driveway leading to the house is a detached single garage with an up and over door to the front, a personal door to the side and an area of off road parking to the front. The gravel driveway leads to the front of the house where there is a turning area and parking for multiple vehicles. Very much a feature of this property are the lush and burgeoning gardens which have paved terraces and pergola beyond which is an extensive area of lawn with serpentine borders, specimen trees and cottage flower beds. There is also a summerhouse, greenhouse, garden shed and wrought iron side gate to the front.

Local Authority: Ashford District Council. Council Tax Band G

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

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 into the village

Price Guide £875,000 Freehold

The Deeze, 32 The Street, Appledore, Ashford, TN26 2BX



An attractive and well presented 3 bedroom detached character property tucked away in a secluded position in delightful gardens just off The Street in the central Conservation Area of the village.

- Sitting room • Open plan day room with dining area • Landing/reading area • Master bedroom with ensuite shower room and separate dressing room/study • Two further double bedrooms • Family shower room • Oil central heating • Detached garage and off road parking



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 into the village where the private driveway leading to the property will be found on the left hand side of The Street after about 400 yards, just after Miss Mollett's Tea Rooms. Note: A neighboring property has a pedestrian right of way over the first section of the driveway.

EPC: E

Local Authority: Ashford District Council

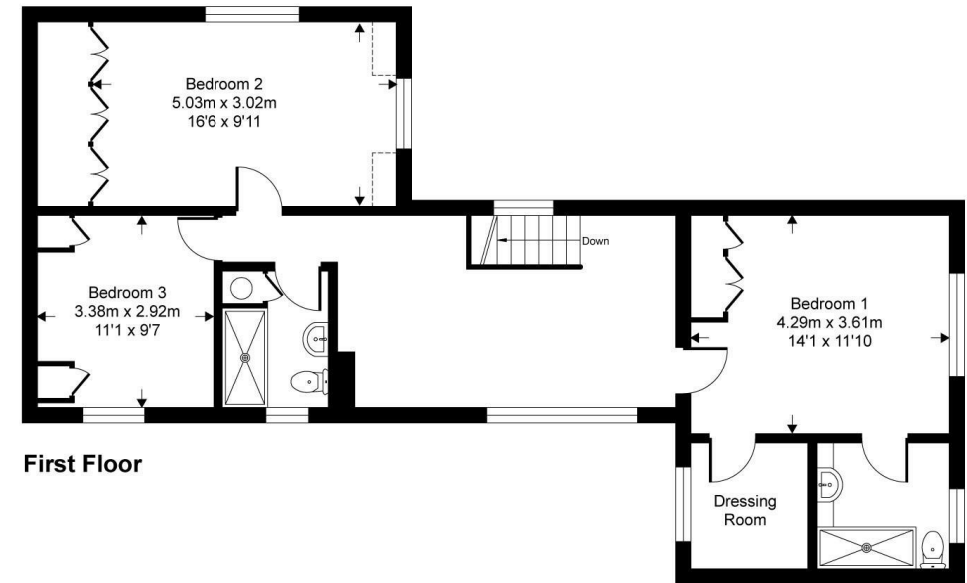
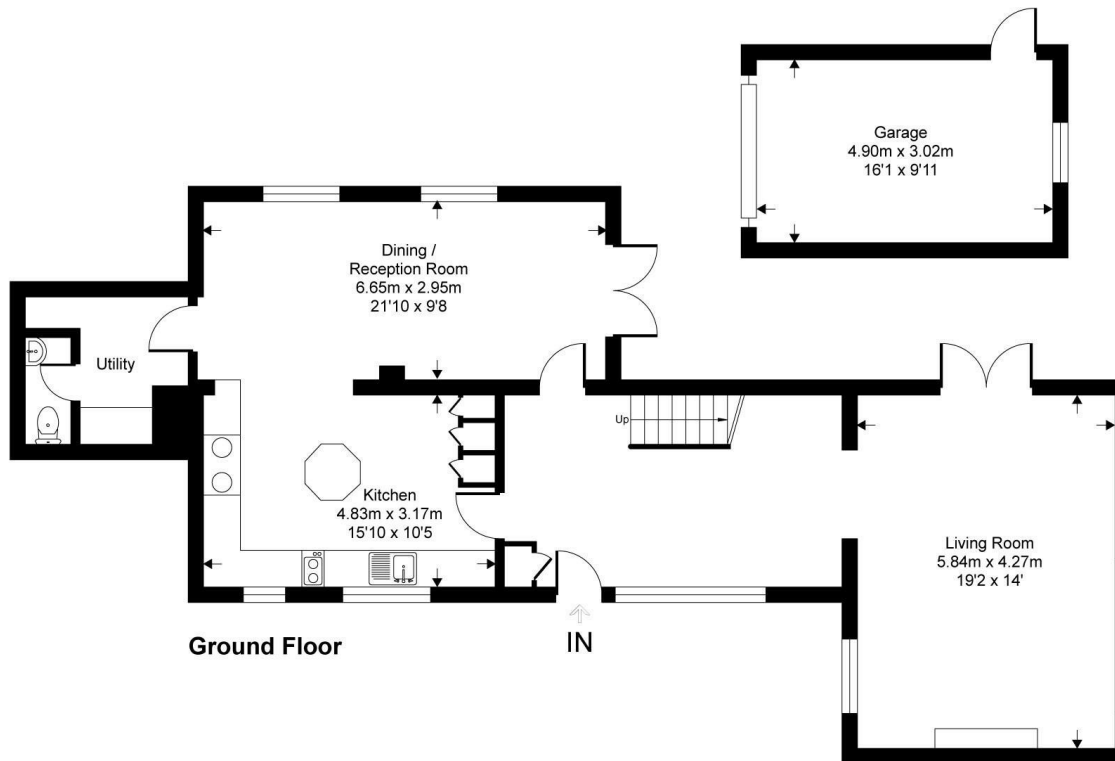
Council Tax Band: G

The Deeze

Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft

Approximate Garage Internal Area = 158 sq m / 158 sq ft

Approximate Total Internal Area = 184.4 sq m / 1985 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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