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Asking price of £299,950

Bushy Ruff House, Alkham Road, Temple Ewell, CT16

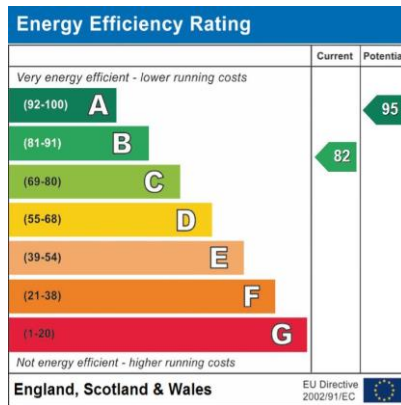


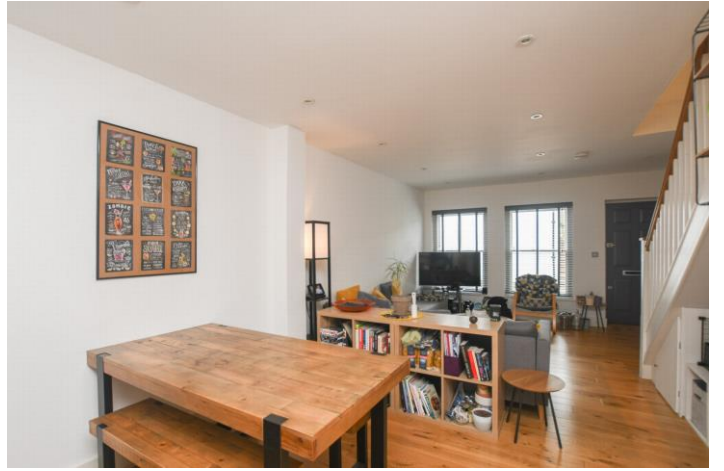
- No Onward Chain
- Generous Living Room
- Master Bedroom with En Suite & Balcony
- Stunning Location with Glorious Views
- Sleek Kitchen/Dining Area
- Fully Tiled Family Bathroom
- Two Double Bedrooms
- Ground Floor Cloakroom
- Private Courtyard Garden

Set within a beautiful location above the parkland of Bushy Ruff overlooking a lake and surrounding woodland, this immaculate two bedroom semi detached home is offered with no onward chain. Approached via a private gated entrance, this stunning property offers a generous living room leading to the sleek fitted kitchen/dining area with a range of matching wall & base units, integrated appliances and a breakfast bar. In addition, there is a stylish ground floor cloakroom. To the first floor, there are two

double bedrooms, the master bedroom boasts a fully tiled shower room and French double doors to a balcony enjoying views of woodland, together with a modern fully tiled family bathroom. All windows & doors are double glazed and a gas heating system is installed. The property has a private courtyard garden and off road parking to the front. Formed of 4 cottage style houses and 10 apartments, Bushy Ruff House is the conversion and extension of a historic home in the desirable area of Kearsney. Temple Ewell is an historic village, surrounded by nature reserves and conservation areas. Situated in the Dour Valley, the village has the parish church of St Peter and St Paul, a village hall and primary school. It also has a local shop, post office and 18th Century public house. Kearsney train station is within easy walking distance with regular service to London. Adjacent is the popular village of River which has been long favoured with local amenities. This includes an outstanding rated Ofsted primary school and lakeland parks of Kearsney Abbey, Russell Gardens and Bushy Ruff. There is also good access to the nearby commuting roads including the A2 dual carriageway and the Alkham Valley Road provides a picturesque drive to Folkestone, the M20 Motorway and beyond.

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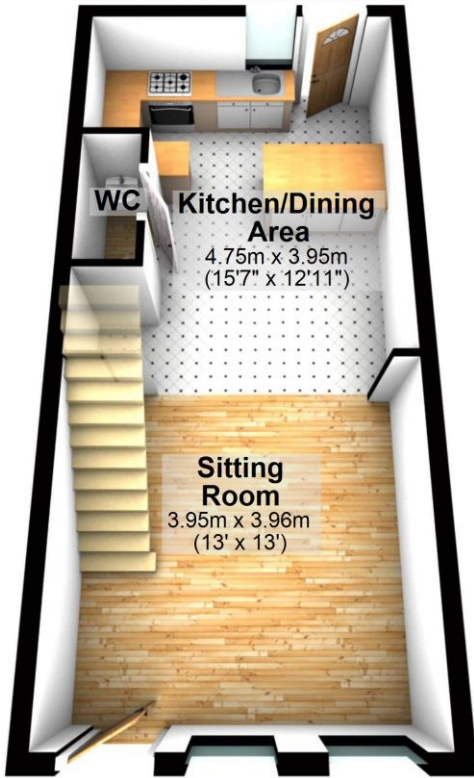






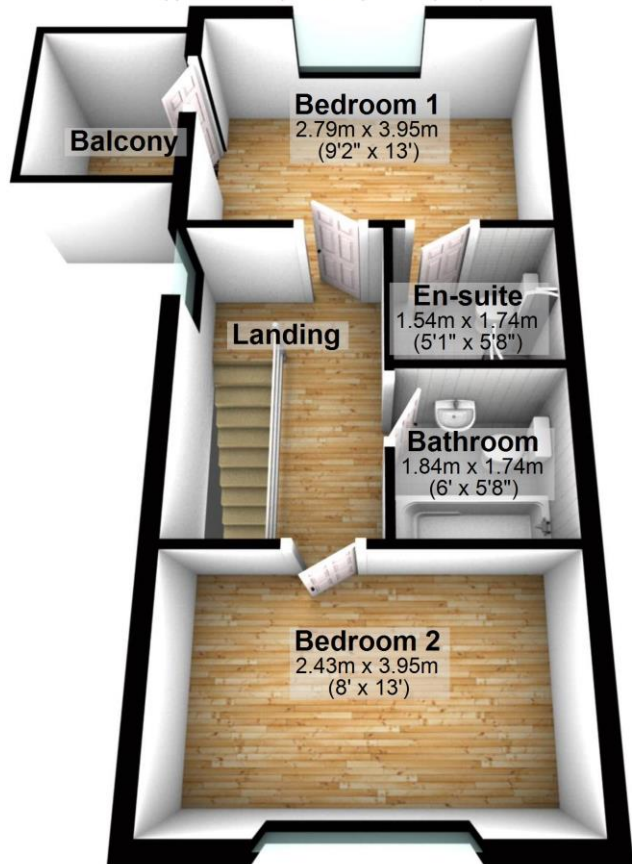
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)

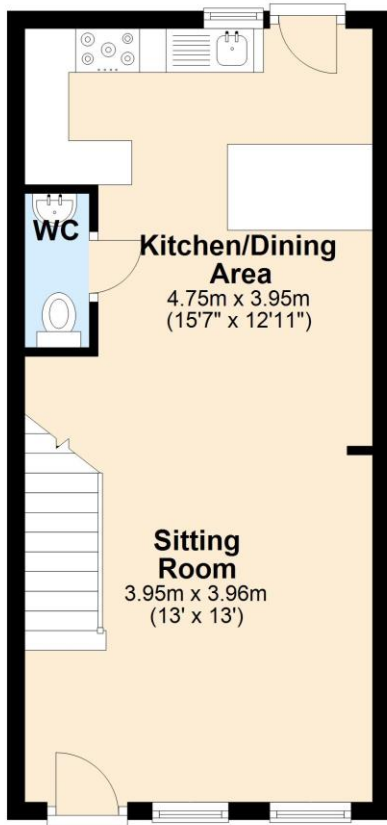


Total area: approx. 69.4 sq. metres (746.8 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.

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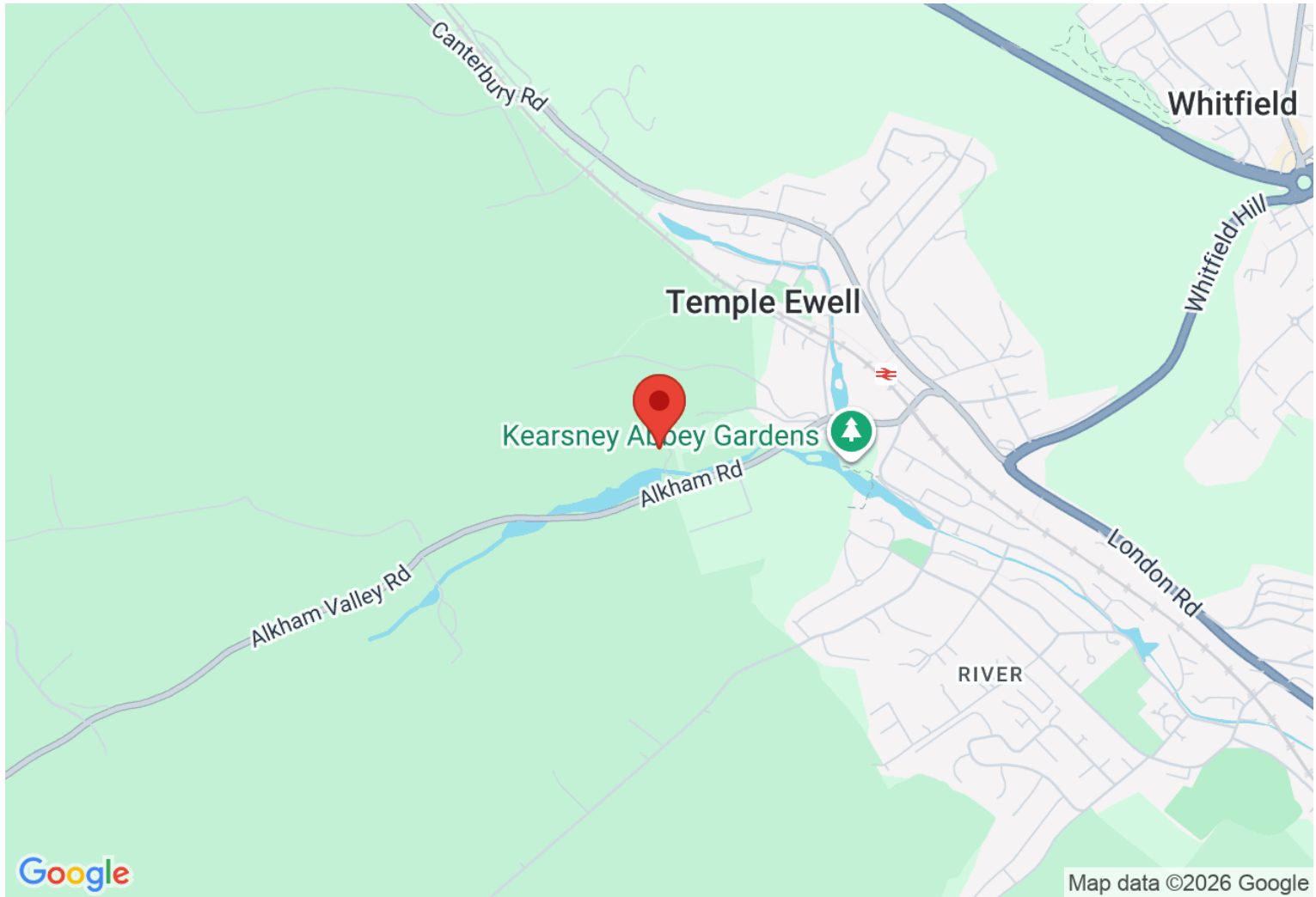


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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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