

Warner Gray



West Oast,
37 The Green, Woodchurch TN26 3PF

West Oast, 37 The Green, Woodchurch, Kent TN26 3PF

Guide Price : £600,000 - £635,000

A most attractive three-bedroom semi-detached oast house enjoying a highly sought-after setting close to the famous village green in this vibrant and historic village. The property is only a short walk from local amenities and facilities, including a general store, public houses, a doctor's surgery, an ancient church and a primary school. Woodchurch is also surrounded by wonderful countryside, offering miles of rural walks.

Beautifully presented throughout, this unlisted converted oast house offers light-filled accommodation with stylish and versatile living space arranged over two floors, perfectly suited to modern family life and entertaining. The property also benefits from ample storage space – an essential feature in today's world.

The ground floor features a welcoming entrance hall with cloakroom, a flexible study / family room, a bright double-aspect sitting room, dining room with doors opening onto the rear terrace and garden, a spacious and well-appointed kitchen / breakfast room, and a practical utility room.

On the first floor are three generously proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the two remaining bedrooms are served by a contemporary shower room.

Outside, the property enjoys delightful, well-stocked gardens which have been particularly well cared for and planted with a rich variety of flowers and shrubs, along with a generous terrace and several seating areas provide the perfect spots to relax and enjoy the surroundings. Further benefits include a single garage and off-road parking.

SITUATION West Oast is situated in the heart of this thriving village of Woodchurch, famous for its picturesque central green with amenities including a general store, newsagent and post office, two public houses, butcher, garage, Doctor's Surgery, Church and primary school. There are a number of active clubs and societies catering for all ages and the village is surrounded by beautiful countryside where there are many good walks to enjoy. There is a good selection of schools both state and independent, and Woodchurch is within the catchment for the well-regarded Ashford Grammars (Highworth and Norton Knatchbull). Ashford International Station offers the high-speed service to London St Pancras (a journey of about 37 minutes). The historic Cinque Port town of Tenterden with all its many amenities is only 4 miles away.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

Tel.01580 766044 email: info@warnergray.co.uk

WarnerGray



This elegant home offers a wonderful balance of style, comfort and practicality. An attractive oak-framed storm porch and front door open into the **ENTRANCE HALL**, creating a welcoming first impression. The hall features a staircase to the first floor and access to the conveniently located **CLOAKROOM**, fitted with a low-level WC and wash hand basin.

The spacious double-aspect **SITTING ROOM** (18'10 x 14'8) is perfect for entertaining and relaxed evenings, centred around a charming fireplace with a multi-fuel stove, creating a warm and inviting atmosphere. Windows overlook both the front and rear gardens.

A door leads through to the separate **DINING ROOM** (12'1 x 11'3), featuring display shelving with storage cupboards below. Doors open directly onto the terrace and garden, creating a seamless connection between indoor and outdoor living, ideal for enjoying long summer evenings.

The spacious **KITCHEN/BREAKFAST ROOM** (17'5 x 15'4) lies at the heart of the home and is fitted with a range of work surfaces, base units, matching wall cupboards, deep pan drawers, and a dresser-style unit with concealed lighting. Integrated appliances include a double oven, induction hob with extractor hood, and dishwasher, together with space for a freestanding fridge/freezer. This is an excellent space for cooking and socialising, with ample room for a table and chairs for morning coffee and casual family meals.

From the kitchen, a door leads to the **UTILITY ROOM**, a practical space offering room for a washing machine. There is also a sink unit and additional storage cupboards, making it a highly useful addition to the home. A door provides access to the side of the property.

From the hall, a further door leads to the versatile **STUDY / FAMILY ROOM** (14'8 x 10'5), which enjoys a window overlooking the rear terrace and garden. A large storage cupboard also houses the boiler. This room offers excellent flexibility and can be adapted to suit a variety of requirements.



FIRST FLOOR The landing has a window to the front, linen cupboard and a built-in airing cupboard with back-up immersion heater. Access to the roof space via a pull-down ladder.

The **PRINCIPAL BEDROOM** (17'8 x 13'8, with sloping ceiling) is a bright double bedroom featuring a range of bespoke wardrobes in the hallway and further storage cupboards, together with windows to the front and rear. A stylish **EN-SUITE SHOWER ROOM**, complete with twin wash hand basins, creates a private retreat at the end of the day.

BEDROOM 2 (15'11 x 9'8) has a window to the front.

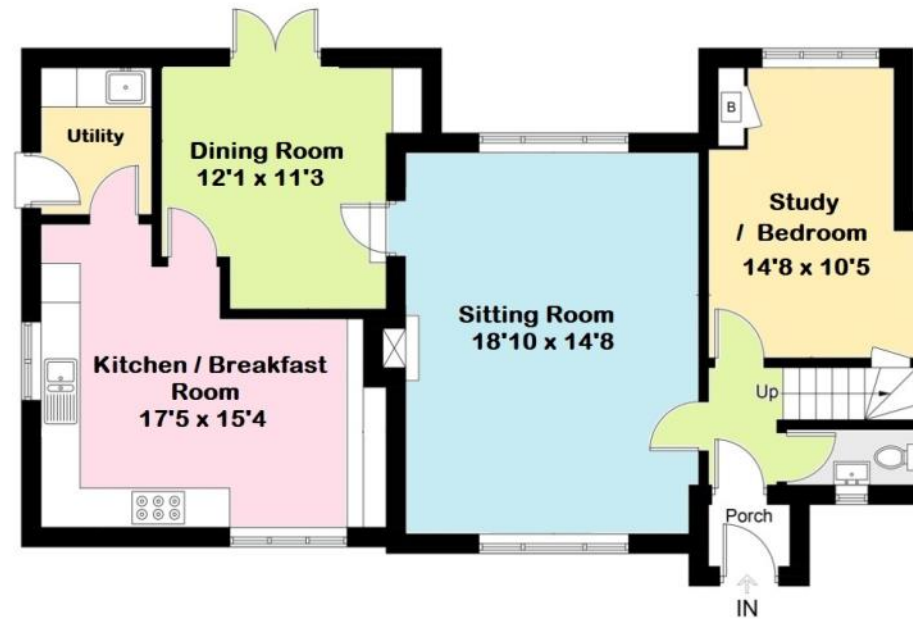
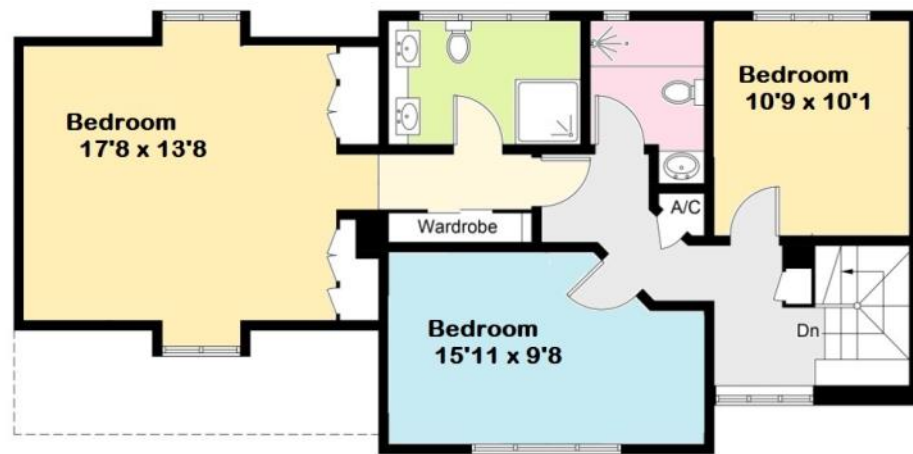
BEDROOM 3 (10'9 x 10'1) window overlooking the rear garden.

A well-appointed **SHOWER ROOM**, fitted with a smart contemporary suite, completes the first-floor accommodation.

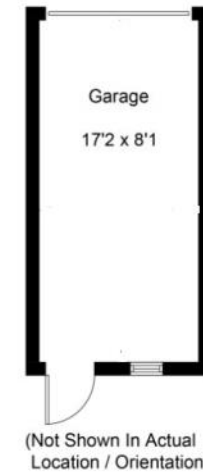
OUTSIDE The property is approached via a shared driveway and benefits from an attached single garage with power and lighting with a personal door to the rear garden. There is an additional parking space to the front of the property, with a pathway leading through the front garden, which is bordered by a variety of flowering plants and shrubs and includes a terrace seating area. Side access leads to the rear garden, where a further terrace provides the perfect setting for relaxing, al fresco dining and entertaining during the warmer months. The delightful lawned garden has been well maintained and is beautifully enclosed by a rich variety of mature flowering shrubs and trees, providing year-round colour and interest. Beyond this, a gated area offers useful additional space for a greenhouse, garden storage, or other gardening equipment, with direct access to the garage via a personal door.

SERVICES : Mains water, electricity and drainage. Oil central heating. EPC Rating : D





Outbuildings



This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail and should be used by such by any prospective buyer. No responsibility is taken for any error omission or misstatement. Specially no guarantee is given about the property size if quoted in the floorplan and outbuildings.

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.





