



Walnut Tree Court, The Street,  
Appledore, TN26 2AE  
Guide Price £650,000 - £700,000



GUIDE PRICE £650,000 - £700,000. Well-presented spacious detached family home in a secluded position, offering four bedrooms, two bathrooms, spacious living/dining room, conservatory, generous garden, double garage and solar panels, located in the popular village of Appledore.

The accommodation has been extensively updated by the current owners and offers an entrance hall with stairs to first floor and doorways leading to flexible reception room with window overlooking the front, cloakroom with WC and a spacious sitting/dining room with oak flooring, feature fireplace and log burning stove, leading to a generous conservatory with views over and access out to the rear garden.

A further doorway from the hall leads to a modern kitchen, fitted with a range of wall and base units and built in appliances with complementing granite work surface and doorway leading to a useful utility room with space for a washing machine and tumble dryer and side door to the garden.

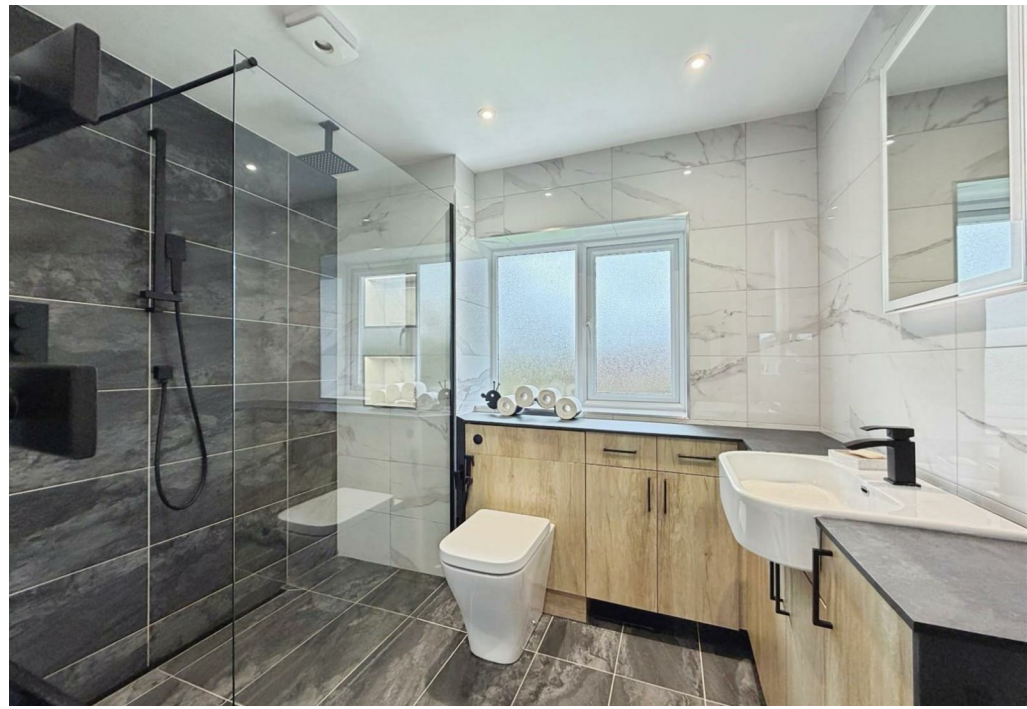
The first-floor landing leads on to a bright double aspect master bedroom boasting a stunning en-suite shower room with suite comprising of a large walk-in shower, sink with vanity unit beneath and WC. The landing also leads on to two further double bedrooms with built in wardrobes, a fourth bedroom with window overlooking the rear garden and the family bathroom.

Externally the rear garden is mainly laid to lawn with established trees and shrubs, vegetable beds, greenhouse and side access to the garage. The large plot provides potential to extend the property, subject to the necessary permissions. To the front, the property is approached via a five-bar gate and the bloc-paved driveway provides off road parking, leading to the detached double garage with adjacent front garden, mainly to lawn with planted borders.

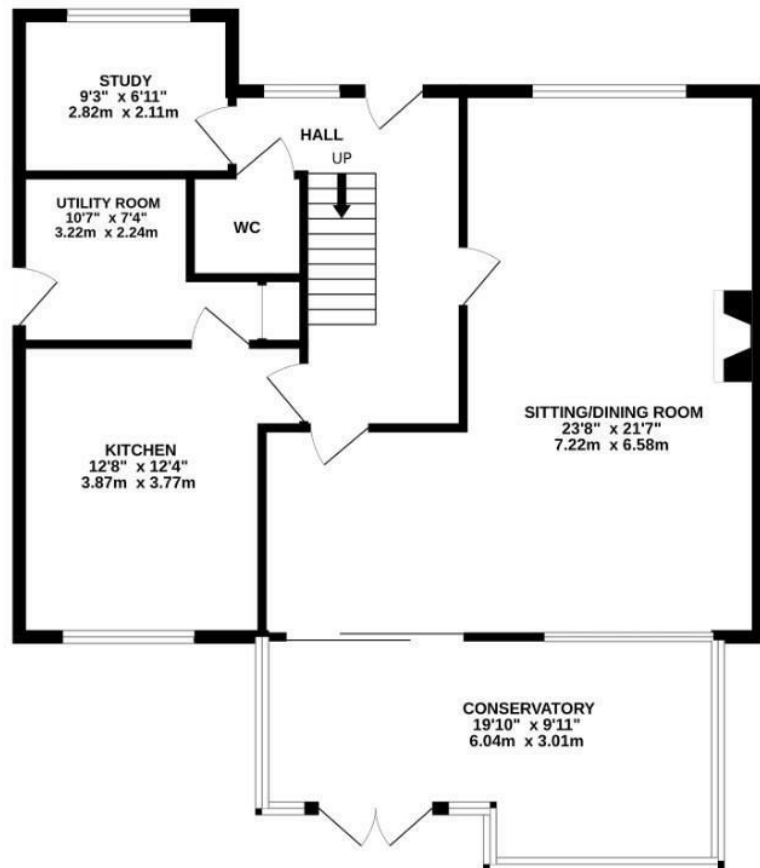
The sought after village of Appledore offers a variety of village amenities including the railway station, public house, general store, cafe and extensively used recreation ground. There is an active village community with clubs and societies suitable for all ages, from ramblers, yoga, and tennis to gardening, historical and campanologists. The village hall has daily activities offering baby and toddler classes, keep fit classes and knowledge gaining classes such as art, first aid and law as well as a pop-up pharmacy and grocery store. The village boasts a popular Football club as well as regular classes including aerobics; Pilates; Art; Table Tennis; Tai Chi; Baking; Garden Society; Bellringers; Yoga; Book Club; Ramblers; Tennis Club; Darts team; Dominoes; Cribbage; CARM.

Classes include a lot of baby classes, pre and ante natal classes; art classes; first aid, CPR, Defibrillator. Citizens advice also meet in the village hall monthly. There is a monthly historical lecture in the village hall, open to all and a monthly village dinner provided there. There is a weekly pizza van on the recreation ground, this is sometimes stopped and replaced with a fish and chip van. There are also miles of country walks direct from the door of Walnut Tree Court.

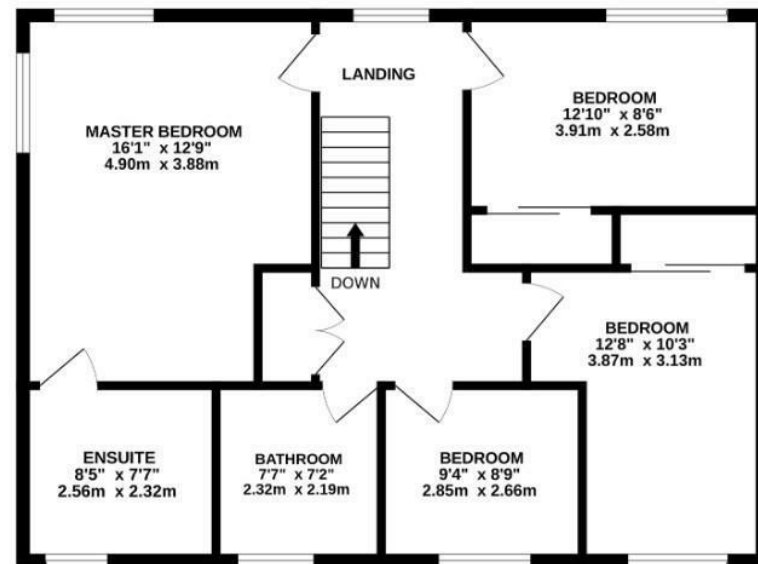




GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

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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There is easy access to the picturesque tree-lined high street of Tenterden, offering comprehensive shopping including Waitrose and Tesco supermarkets, many pubs and restaurants, and a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary schools.

The busy town of Ashford is a short drive away, offering further amenities such as links to the M20 motorway and the international station with high-speed service to London St Pancras in 37 minutes. The local Appledore Mainline Station offers regular services coast bound as well as into Ashford, timed to meet the high-speed services to London, allowing a daily commute to Stratford in 40minutes or St Pancras in 59minutes."

The ancient town of Rye is a short train journey or drive and provides several amenities including an independent supermarket, boutique cinema, butchers, greengrocers, doctors' surgery, a plethora of pubs and restaurants, a primary and secondary school, sports centre and station. For those enjoying sporting past times the town provides a selection of gyms, a running club, and the well renowned Rye Lawn Tennis Club.

Tenure - Freehold

Services – Oil Fired Central heating, Mains Water, Sewerage, and Electricity with Solar panels that currently generate a return in excess of £800.00 per quarter.

Broadband – Average Broadband Speed 74Mbps - FTTP installed in March

Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low

- DETACHED FOUR BEDROOM FAMILY HOME SET BACK FROM THE ROAD
- DRIVEWAY AND DOUBLE GARAGE
- MASTER BEDROOM WITH STYLISH MODERN EN-SUITE SHOWER ROOM
- SPACIOUS SITTING/DINING ROOM AND CONSERVATORY
- KITCHEN WITH UTILITY ROOM
- STUDY/PLAYROOM
- LARGE GARDEN
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC RATING C - COUNCIL TAX BAND D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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