



Griffin House School Road, Appledore, Ashford, TN26 2BA
Offers In Excess Of £765,000

GOULD
HARRISON

Attractive Grade II Listed home believed to date from the 15th Century, lovingly restored by the current owners.

Set in around 1 acre of delightful gardens the accommodation includes an entrance hall, sitting room, dining room, study, kitchen/breakfast room, conservatory, laundry room & shower room. To the first floor you will find four generous bedrooms, en suite shower room along with a family bathroom.

Bursting with character throughout and with excellent headroom, the property enjoys Inglenook fireplaces, a wealth of stunning exposed beams and oak flooring.

A detached annexe provides further flexible accommodation with a sitting room, office/bed2, bedroom and en suite bathroom.



Panelled Front Door to:

Entrance Porch

With doors to:

Lobby

Doors to sitting room and dining room.

Dining Room 16'11 x 15'8 (5.16m x 4.78m)

Oak flooring, inglenook fireplace with wood burning stove, casement door to:

Conservatory 15'3 x 8'11 (4.65m x 2.72m)

Oak framed with porcelain tiled floor and French doors opening on to the garden.

Sitting Room 18'1 x 15'4 (5.51m x 4.67m)

Oak flooring, inglenook fireplace with wood burning stove, door to:

Study 9'2 x 8'0 (2.79m x 2.44m)

Bay window to side, ceramic tiled floor.

Kitchen/Breakfast Room/Family Room 39'4 x 10'1 narr to 8'0 (11.99m x 3.07m narr to 2.44m)

Ceramic tiled floor, excellent range of solid oak worktops and bespoke fitted drawers, cupboards and wall cupboards, deep glazed butler sink unit in kitchen area and stainless steel sink unit, sandstone flooring.

Ground Floor Wet Room

With white pedestal wash hand basin, shower, low level WC and fully tiled walls.

Laundry Room 9'8 x 8'0 (2.95m x 2.44m)

Ceramic tiled floor, stainless steel sink with mixer tap and drainer unit, worktops, space and plumbing for appliances.

First Floor:

Landing

Staircase to large painted and carpeted Attic Room and doors to:

Bedroom One 18'2 x 15'5 (5.54m x 4.70m)

Window to front, recessed wardrobe cupboard and built in wardrobe cupboard.

En Suite Bathroom

Modern white suite comprising jacuzzi bath, separate corner shower cubicle with glazed screen, pedestal wash basin, low level WC and half tiled walls.

Bedroom Two 17'4 x 14'3 (5.28m x 4.34m)

Window to front, recessed fireplace and wardrobe cupboard.

Bedroom Three 12'3 x 8'4 (3.73m x 2.54m)

Double aspect, built in cupboard.

Bedroom Four 11'5 x 8'6 (3.48m x 2.59m)

Recessed wardrobe cupboard.

Family Bathroom 8'2 x 6'9 (2.49m x 2.06m)

Oak flooring, white four piece suite comprising panelled bath, low level WC, wash basin inset into vanity unit with cupboards beneath.

DETACHED ANNEXE:

To the rear of the house.

Office/Bedroom Two 12'4 x 7'8 (3.76m x 2.34m)

Sitting Room 13'2 x 12'4 (4.01m x 3.76m)

Stairs to:

First Floor:

Bedroom One 21'2 x 9'7 (6.45m x 2.92m)

En Suite Bathroom

White suite comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin, eaves storage space.

Covered Garden Store 13'0 x 5'10 (3.96m x 1.78m)

Garden Room/Kitchen/Cloakroom 11'4 x 5'7 (3.45m x 1.70m)

Driveway & Parking

A five bar gate opens onto a long gravel driveway offering plenty of off road parking.

Gardens

Set in around one acre of attractive grounds on a level plot, mainly laid to lawn with mature flowers, shrubs and trees, covered seating area and machinery store.

Tenure

Freehold.

Services

Mains water, mains drainage and electric.

Council Tax

Ashford Borough Council Band: G.

Listed Building

APPLEDORE APPLEDORE HEATH 1. 5272 Griffin Farmhouse TQ 93 SE 10/37 II
2. C17 or earlier timber-framed building refaced with red brick on ground floor and tile hung above. Hipped tiled roof. Casement windows with small square leaded panes. Modern porch with semi-circular light over.
Listing NGR: TQ9524430615.

