Apple Tree Court Woodchurch Road, Appledore, Kent TN26 2BD
Offers In The Region Of £925,000 Freehold

Rush Witt & Wilson are pleased to offer this substantial detached family home sitting in good sized gardens with a detached annex/holiday cottage located on the outskirts of the highly sought after village of Appledore.

The well-presented accommodation is arranged over two floors comprising a generous entrance hallway cloakroom, utility room, family room, living room with log burning stove and stunning kitchen/dining room with adjoining orangery on the ground floor. On the first floor are four double bedrooms, two with en-suite facilities and the family bathroom. On the second floor is a useful loft room.

Outside the property offers an 'in and out' gated driveway providing off road parking for a number of cars, good sized gardens measuring approximately 0.63 of acre (tbv) and a detached two bedroom holiday let cottage/annex with integral double garage offering fanatics annex potential.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway
Part glazed oak door to the front elevation, part glazed stable door to the rear allowing access through to the garden, stairs rising to first floor with generous storage cupboard beneath, two radiators, window to the side elevation, quarry tiled flooring, wooden latch doors leading to:

Cloakroom/WC
Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, window to the front elevation, quarry tiled flooring, radiator.

Utility Room
6'7 x 5'1 (2.01m x 1.55m)
Fitted with a granite effect work surface with wall mounted cupboards above, space and plumbing for washing machine, space and point for tumble dryer, wall mounted heated towel rail, quarry tiled flooring.

Family Room
14'4 x 12'2 (4.37m x 3.71m)
Triple aspect with windows to the front and rear elevations, feature full height glazed window to the side enjoying pleasant views down the garden, two radiators and being accessed via multi-panelled glazed double doors off of the hallway.

Living Room
18'1 x 11'9 (5.51m x 3.58m)
Triple aspect with window to the side, feature box bay window to the rear and glazed double doors to the side elevation allowing access through to the garden, attractive feature corner fireplace with wood surround, quarry tiled hearth and inset log burning stove, half wood panelled walls, two radiators.

Kitchen
18'1 x 11'7 (5.51m x 3.53m)
Extensively fitted with a range of light and dark grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting black marble work surface with matching splashback, inset one and a half bowl stainless steel sink unit, inset five burner gas hob with extractor canopy above, upright unit housing integrated Neff double oven, integrated dishwasher, space and point for American style fridge/freezer, fitted pull out bin, cupboard housing floor standing oil fired boiler, exposed timbers and beams, fitted breakfast bar, quarry tiled flooring, window to the front and side elevation, being open plan through to:

Dining Area
11'9 x 9'9 (3.58m x 2.97m)
Attractive feature fireplace (not in use), range of exposed beams, half wood panelled walls, quarry tiled flooring, fitted low level cupboard with work surface above and wall mounted cupboards, radiator and being open plan through to:

Orangery
13'8 x 12'9 (4.17m x 3.89m)
Windows to the side and rear elevation, glazed bi-fold doors to the front allowing access through to the garden, tiled flooring, large roof lantern, wall mounted electric heater.

First Floor

Landing
Part galleried with stairs rising from the entrance hallway, fitted shelved storage cupboard, radiator, window to the side elevation, doors leading to:

Bedroom Two
13'4 x 11'9 (4.06m x 3.58m)
Window to the side and rear elevations, range of fitted wardrobes, two radiators, door leading to:

En-Suite Shower Room
Fitted with a modern white suite comprising low level wc, freestanding vanity unit with inset wash hand basin and range of storage beneath, large walk-in shower cubicle with glass door, tiled walls, radiator, window to the side elevation.

Bedroom Three
11'9 max x 10'1 max (3.58m max x 3.07m max)
Window to the side elevation, radiator.

Bedroom Two
11'8 x 10'11 (3.56m x 3.33m)
Window to the side elevation, radiator.

Family Bathroom
Fitted with a white suite comprising low level wc, fitted vanity unit with inset wash hand basin and covered storage beneath, wood panelled bath with shower over and fitted screen, understairs storage cupboard housing insulated hot water tank, half wood panelled walls, exposed floorboards, radiator, window to the front elevation.

Master Bedroom
15'6 x 13'8 (4.72m x 4.17m)
Two windows to the side elevation, glazed double doors to the rear opening to a Juliet balcony, two radiators. double doors opening into a walk-in dressing room with radiator, range of hanging storage and window to the rear elevation, further door from the bedroom leading to:

En-Suite Bathroom
Traditional white suite comprising low level wc, fitted vanity unit with granite tiled countertop and inset was hand basin with storage beneath, free standing roll top bath with mixer tap and hand held shower attachment, large walk-in shower cubicle with glass door, heated towel rail, tiled flooring, half wood panel walls, window to the front elevation.

Loft Room
23'3 x 11'8 (7.09m x 3.56m)
Accessed via stairs off of the first floor landing, velux style window to the rear with further window to the front elevation, access to a generous walk-in loft storage room with window to the rear elevation.

Outside

Detached Annexe/Double Garage

Double Garage
21'4 x 16'9 (6.50m x 5.11m)
Two double doors to the front elevation, light and power connected.

Entrance Hallway
With part glazed double doors to the front elevation, solid oak door with stairs rising to first floor, part glazed oak door leading to:

Open Plan Kitchen/Living/Dining Room
19'8 max x 16'4 max (5.99m max x 4.98m max)
Fitted with a range of green shaker style cupboard and drawer base units, solid woodblock work surface with inset sink drainer unit, inset four ring electric hob with extractor canopy above and integrated oven beneath, integrated dishwasher, space and point for low level fridge and freezer, space for table and chairs, window to the front elevation, wall mounted electric heater, wood effect flooring, window to the front elevation, glazed double doors leading to:

Conservatory
11'5 x 11'3 (3.48m x 3.43m)
Range of windows to the front and side elevation, wood effect flooring, glazed double doors to the side elevation allowing access through to the garden.

First Floor

Landing
Stair rising from the entrance hallway, doors leading to:

Bedroom One
12'8 x 12'3 (3.86m x 3.73m)
Window and velux style window to the front elevation, access to eaves storage, wall mounted electric heater and door leading to:

En-Suite
Fitted with a modern white suite comprising low level wc, generous fitted vanity unit with countertop wash hand basin and range of storage beneath, corner shower cubicle with double sliding doors, wood effect flooring.

Bedroom Two
12'8 x 12'3 (3.86m x 3.73m)
Velux style window to the front elevation, wall mounted electric heater, folding door leading to:

En-Suite
Fitted with a modern white suite comprising low level wc, pedestal wash hand basin, corner shower cubicle with double sliding doors, stainless steel heated towel rail, wood effect flooring.

Gardens
To the front a generous gated 'in and out' gravel driveway provides off road parking/turning space for a number of vehicles. To one side is an extensive area of level lawn being bordered with mature hedgerow and interspersed with a selection of trees, abutting one side of the property is a pergola covered seating area with feature pond and a mixture of beds planted with an array of shrubs and seasonal flowers, to the other side of the property is a further generous area of lawn with a paved patio area abutting the orangery offering space for outside dining and entertaining all being enclosed with established hedgerow offering a delightful private area of garden.

Detached Workshop/Garden Store
17'7 x 13'5 (5.36m x 4.09m)
Entrance door and window to the front elevation, large double doors to the side, light and power connected.

Tractor Shed
28'4 max x 24'1 max (8.64m max x 7.34m max)
Large double doors to the front elevation.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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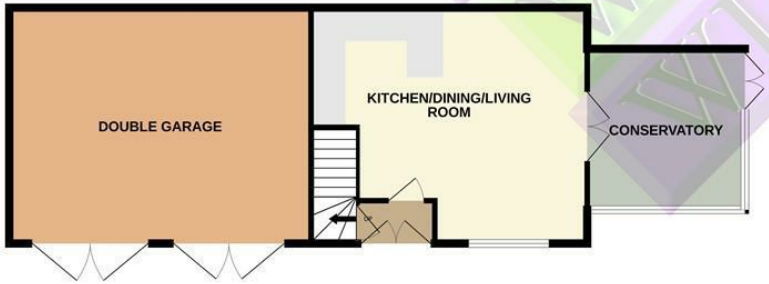
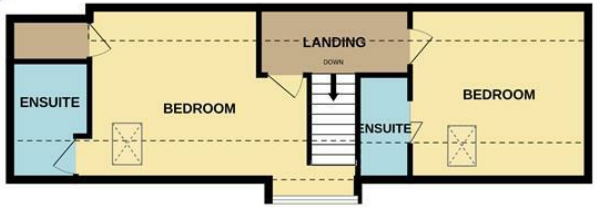
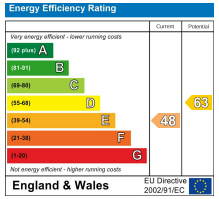
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

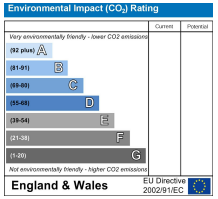
GROUND FLOOR

1ST FLOOR









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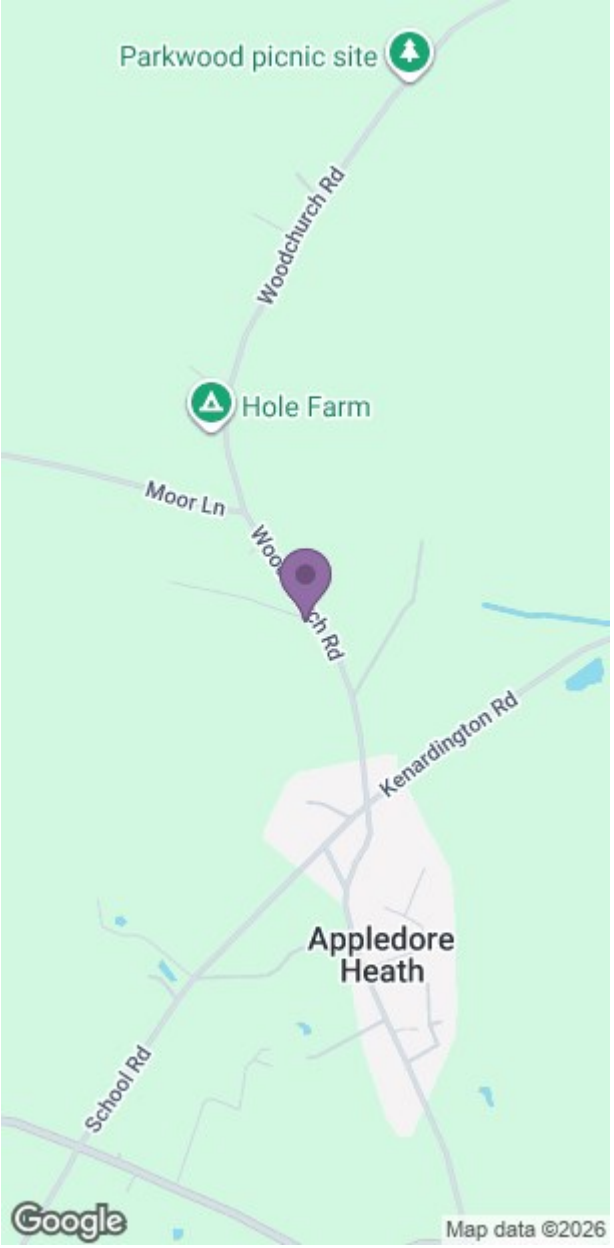

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