



# Rangers, Donkey Lane, Appledore, Kent, TN26 2BD

Guide Price £650,000 - £675,000



NO ONWARD CHAIN. GUIDE PRICE £650,000 – 675,000. Extended and beautifully presented character cottage, the original part understood to date back to 1700, recently refurbished throughout and offering four bedrooms, two bathrooms, spacious kitchen/breakfast room, utility room, conservatory and three further reception rooms, located on a 0.5 acre plot offering equestrian facilities, in a semi-rural position on the outskirts of the popular village of Appledore.

The accommodation offers a welcoming entrance hall with striking tiled flooring, panelled walls, latched doors and stairs to first floor with attractive wrought iron detail. Doorways lead to a useful ground floor cloakroom with WC and a sitting room with oak flooring, inglenook fireplace with log burning stove and window overlooking the rear garden. From the hall, a further doorway leads into the kitchen/breakfast room, with stone flooring, exposed beams and a range of traditional shaker style wall and base units with doorways leading to the utility room and dining room with further exposed beams and doorway into the snug with window overlooking the garden. From the kitchen, French doors lead into a bright conservatory with bi-fold doors out to the raised terrace.

The split stairs lead up to the first floor and on to the master bedroom with en-suite comprising of bath with shower above, basin and WC, two further double bedrooms, a single bedroom and the family bathroom.

Externally the gardens are a particular feature of the home. The rear garden is mainly laid to lawn with a variety of mature shrubs and hedgerow, Cherry tree, raised ornamental pond and terrace. To the front, the property is approached by Donkey Lane and accessed via a five-bar gate, leading onto the driveway and a large lawned area adorned with a variety of mature trees including Willow, Oak, Ash, Cherry, Pear, Apple, Plum, Lilac and Weeping Birch. There is a recently constructed double car barn with further garaging behind and a large static mobile home with water and electricity connected.

Beyond is the stable yard, again recently constructed and comprising of two stables and a hay/vehicle store, all with power and concrete floors with a small concrete yard to the front and standpipe water.

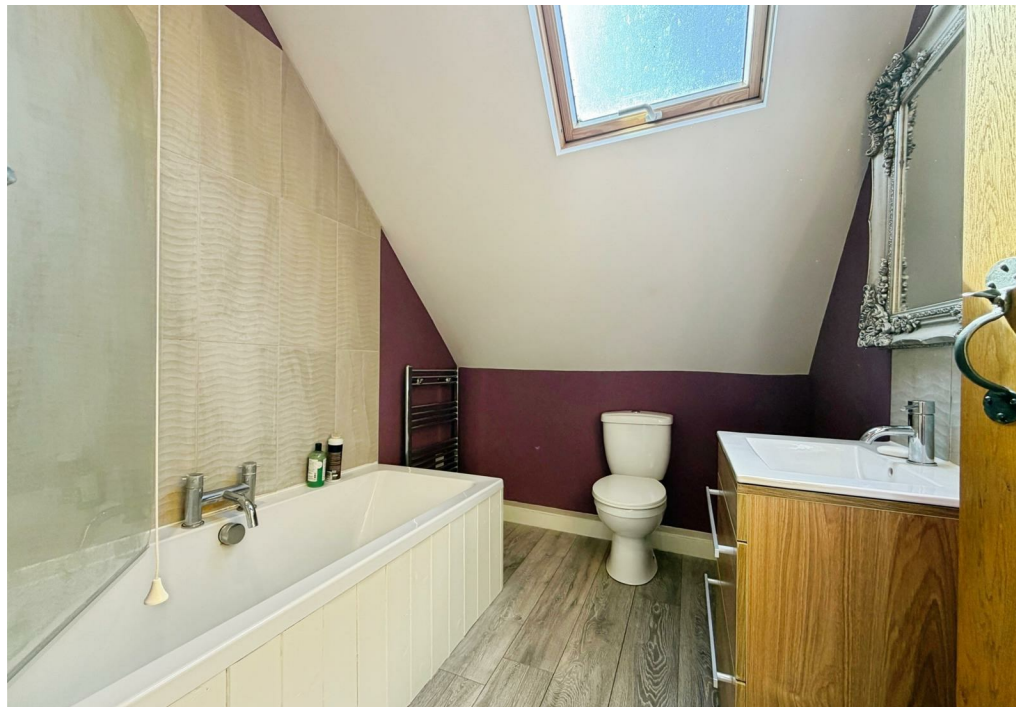
Rangers is located on the outskirts of the sought after village of Appledore which offers a variety of village amenities, including railway station, public house, general store, and is situated within easy access to the picturesque tree-lined High Street of Tenterden, offering comprehensive shopping 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 nearby Appledore Mainline station offers services into Ashford International as well as coastbound. 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  
Heating - LPG Gas Central heating - 2,200 litre underground LPG storage tank.  
Services - Mains Water, Sewerage, and Electricity  
Broadband - Average Broadband Speed 11 Mbps  
Mobile Phone Coverage - Poor - Boosted by home broadband  
Flood Risk - Very Low



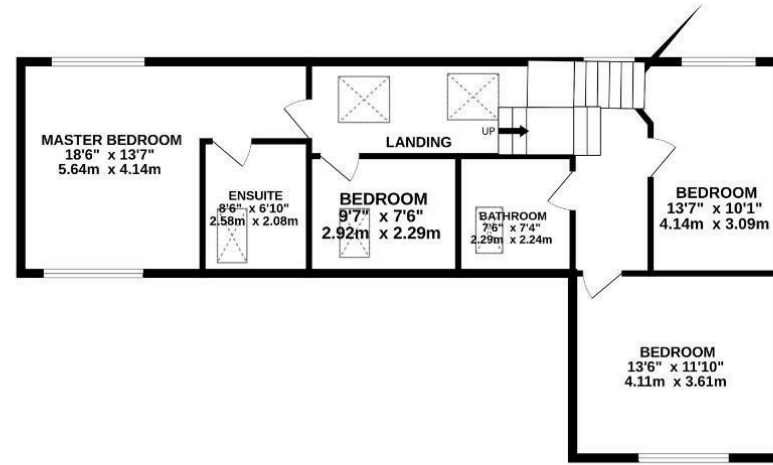
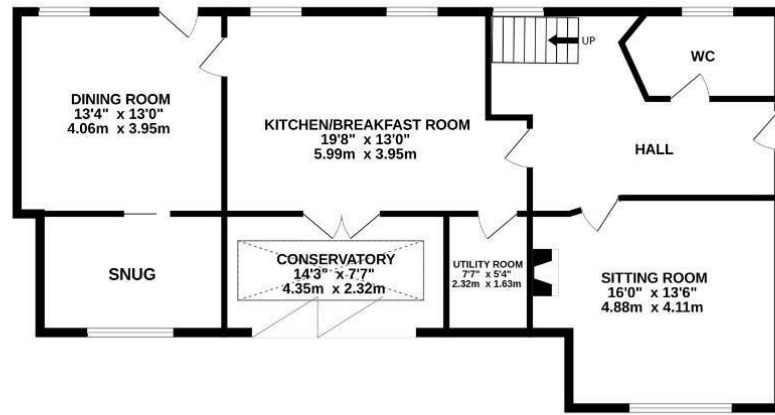


Tenure: Freehold  
Council Tax Band: D

- STUNNING FOUR BEDROOM END OF TERRACE CHARACTER COTTAGE
- RECENTLY REFURBISHED THROUGHOUT
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS & CONSERVATORY
- KITCHEN/BREAKFAST ROOM WITH UTILITY
- SITTING ROOM WITH INGLENOOK AND LOG BURNER
- GENEROUS FRONT & REAR GARDEN PLOT CIRCA 0.5 ACRES
- SEMI RURAL ON THE OUTSKIRTS OF A POPULAR VILLAGE
- COUNCIL TAX BAND D - EPC RATING TBC

GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.

1ST FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1882 sq.ft. (174.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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