

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the Conservation Area of Appledore, a small, picturesque village with a long history. Once a coastal town and port with river access inland, nowadays, this is a pretty, well kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St.Peter and St.Paul. Daily amenities including a village store, public house, tea shop and village hall as well as a branch line rail service to Rye and Ashford where it connects with a high speed service to London St Pancras in 37 minutes. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with its treelined High Street, leisure centre, Waitrose and Tesco supermarkets. To the southwest is the Ancient Town and Cinque Port of Rye (6 miles) with its historical associations and medieval architecture.

Side door into the entrance lobby and hall, windows to the side, quarry tiled flooring, half wood panelled walls. Oak staircase rising to the first floor with storage cupboard under.

Kitchen/dining room fitted with a range of base and wall mounted units, wooden work surface with inset sink, four ring electric hob with extractor over, integrated double oven, fridge and space for washing machine, wood panelled walls, tiled flooring, fireplace with wood burning stove, airing cupboard housing hot water tank, two windows to the rear having views over the garden, storage cupboard.

Living room window and door out to the rear garden, feature fireplace, fitted cupboard with display shelving above, tiled flooring, half wood panelled walls.

First floor landing, sash window to the side, exposed floorboards, stairs rising to the second floor. Cloakroom comprising wc, wash hand basin, window to the rear elevation.

Family bathroom comprising wc, wash hand basin, panelled bath with mixer tap/shower attachment, heated towel rail, part tiled walls, half wood panelled walls, window to the rear.

Bedroom 1 window to the rear, feature fireplace, double wardrobe, vintage vanity unit with inset wash hand basin and cupboard beneath, half wood panelled walls.

Bedroom 2 window to the rear, feature fireplace, fitted wardrobe, exposed floorboards, fitted storage cupboards. En suite shower room comprising tiled shower cubicle, fully tiled walls, vanity unit with marble top and inset wash hand basin and cupboard under, heated towel rail, exposed floorboards.



Second floor landing/study with window to the rear, exposed floorboards, built in storage cupboards. Dressing room with storage, exposed floorboards.

Bedroom 3 double aspect with windows to the front and side, exposed floorboards.

Outside: To the front there is an area of hard standing providing access to a detached garage/outbuilding, in addition there is a gravelled driveway providing off road parking with double wrought iron gates opening through to the good sized rear garden which is a particular feature of the property having a main area of lawn with well stocked flower and shrub borders plus numerous mature trees. Pathways lead to other areas of interest in the garden including the spring garden, wildlife pond and small orchard where there are a variety of fruit trees. There is also a very original and useful detached timber building, over 60' in length which is divided into five sections plus a lean too and offers potential for a variety of uses. The gardens are believed to extend to approx. 0.46 of an acre (tbv).

Local Authority: Ashford District Council. Council Tax Band E

Services: Mains electricity, water and drainage.

Predicted mobile phone coverage: EE, Vodafone and 02 (Limited)

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Guide Price £599,950 Freehold

Well Cottage, Court Lodge Road, Appledore, Ashford, TN26 2DD



An attached 3 bedroom cottage situated in the Conservation Area of the picturesque village of Appledore set within an established mature garden of approx. 0.46 acre and benefiting from a detached garage/workshop.

- Kitchen/dining room with woodburning stove
- Living room with feature fireplace
- Ground floor family bathroom
- First floor en suite shower room
- Good sized rear garden
- Small orchard
- Outbuildings



Directions: Behind/attached to Judith & Victors old house

EPC: E

Local Authority: Rother District Council

Council Tax Band: E



= Reduced headroom

Well Cottage

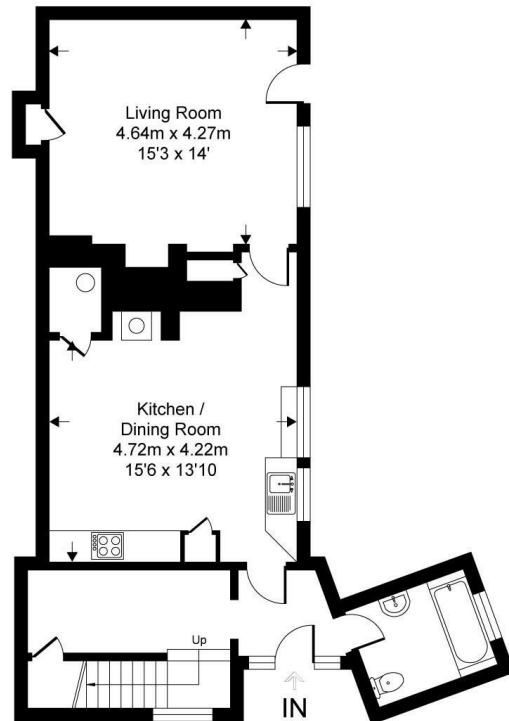
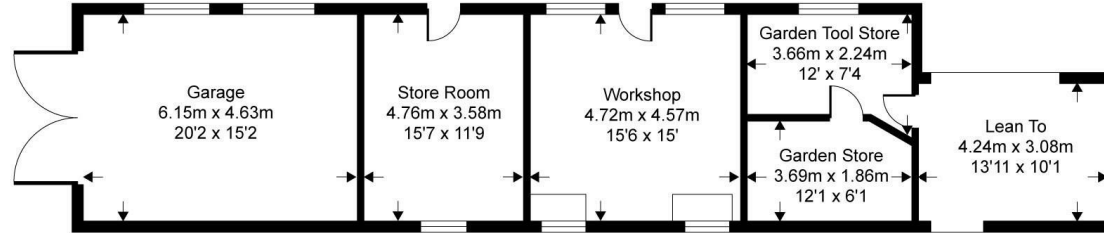
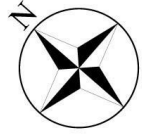
Approximate Gross Internal Area = 164.5 sq m / 1771 sq ft

Approximate Garage Internal Area = 28.4 sq m / 306 sq ft

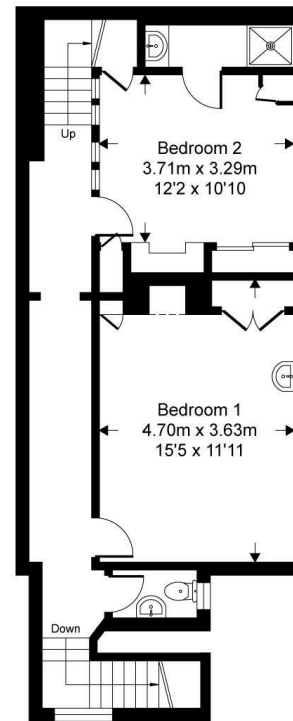
Approximate Outbuilding Internal Area = 70.5 sq m / 759 sq ft

Approximate Total Internal Area = 263.4 sq m / 2836 sq ft

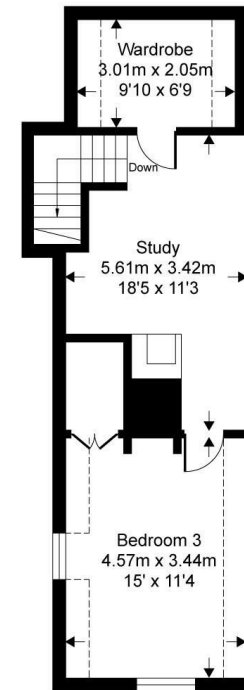
(excludes restricted head height)



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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