PHILLIPS & STUBBS



coastal + COUNTRY







Situated on the rural outskirts of Kenardington and Appledore villages, Appledore was 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 shop and Post Office, public house, tea shop and village hall as well as a branch line rail service to 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. To the north is Tenterden with its tree-lined High Street, leisure centre and Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (8 miles) with its historical associations and medieval architecture.

The hallway is spacious area with terracotta-style tiled flooring and stairs leading to the first floor.

The living room has exposed wooden beams and a large brick inglenook fireplace fitted with a wood-burning stove. Windows to the front and a set of French doors out to the garden.

The kitchen/breakfast room is double aspect with a door out to the garden and is fitted with traditional wooden cabinets and integrated appliances including a double oven and a cooker hood, space for a dishwasher. Terracotta tiled flooring.

Bedroom 3 has a terracotta-style tiled flooring with window to the rear. The space is straightforward and functional, suitable for dining room or bedroom.

Shower room comprises a large shower cubicle, w.c and a wash hand basin set into a vanity unit and the floor is covered with terracotta-style tiles.

The first floor galleried landing provides access to the bedrooms and family bathroom.

Bedroom 1 is a generous, bright room with a dormer window that looks over the garden and fields beyond. There is an adjoining loft room adding a versatile space that could be used as a dressing room or study.

Bedroom 2 has a dormer window which overlooks the garden.

Bedroom 4 also has a dormer window overlooking the garden.

Family bathroom comprises a panelled bath with shower over, w.c and a pedestal wash hand basin.

Outside

The property is set within generous grounds which include sweeping lawns interspersed with mature trees and hedging bordered by farmland. There is also a vegetable garden with shed and summerhouse. The ample driveway provides parking and there is a garage/workshop, which is integral to the house, with double doors to the front and two windows to the side (currently there is a flower bed in front of the garage doors so in order to use this for a vehicle this would need to be removed). Note: Adjoining the property is a parcel of agricultural land of approx. 3.48 acres which is available by separate negotiation. Please enquire for further information.

Further information:
Local Authority: Ashford District Council.
Council Tax Band G
Mains electricity and water.
Private drainage
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Standard 2Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £799,000 Freehold

Bridge Cottage Snargate Road, Kenardington, Ashford, TN26 2NH







Set down a quiet country lane on the edge of the Gusbourne Wine Estate is this fabulous detached property set within its own extensive gardens to include high hedging, a vegetable garden and fruit trees. The property offers accommodation over two floors and benefits from a spacious living room with large open fireplace, family kitchen, large open entrance hall, downstairs study/bedroom, shower room and large garage. On the first floor is the main bedroom with adjoining dressing room, two further bedrooms and a family bathroom.

• Detached Family Home • 4 Bedrooms • Extensive Gardens • Ample Off Road Parking • Rual Position Down A Quiet Lane • Further adjoining land (approx. 3 acres) available by separate negotiation • No Onward Chain



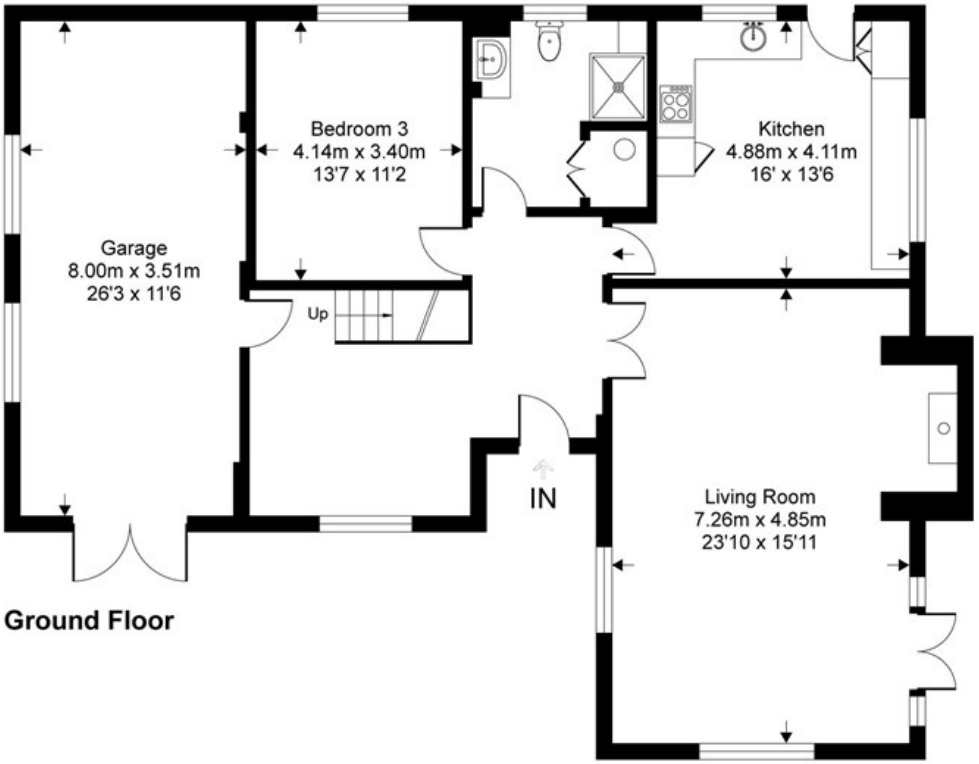
Directions: From Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted Appledore. At the end of the road, turn left at the T-Junction into the village, continue through the village and Appledore Heath then take the next right hand turning at a crossroads signposted Ashford and Kenardington. Continue for a further 0.5 miles where you will see the Gusbourne vineyard sign, turn right here into Snargate Road and continue down this lane where the property will be seen on the left hand side just before the Military Canal bridge. what3words: fleet.print.newlywed

EPC: D
Local Authority: Ashford Borough Council
Council Tax Band: G

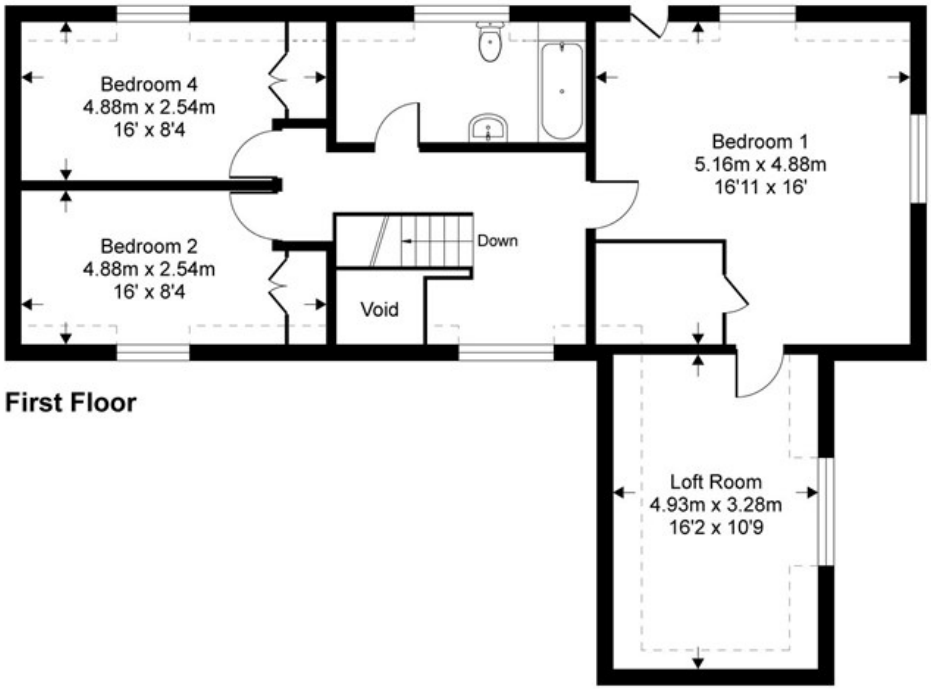
= Reduced headroom

Bridge Cottage

Approximate Gross Internal Area = 206 sq m / 2220 sq ft
(excludes restricted head height & void & includes garage)



Ground Floor



First 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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