



**Price**  
**£765,000**

**Freehold**

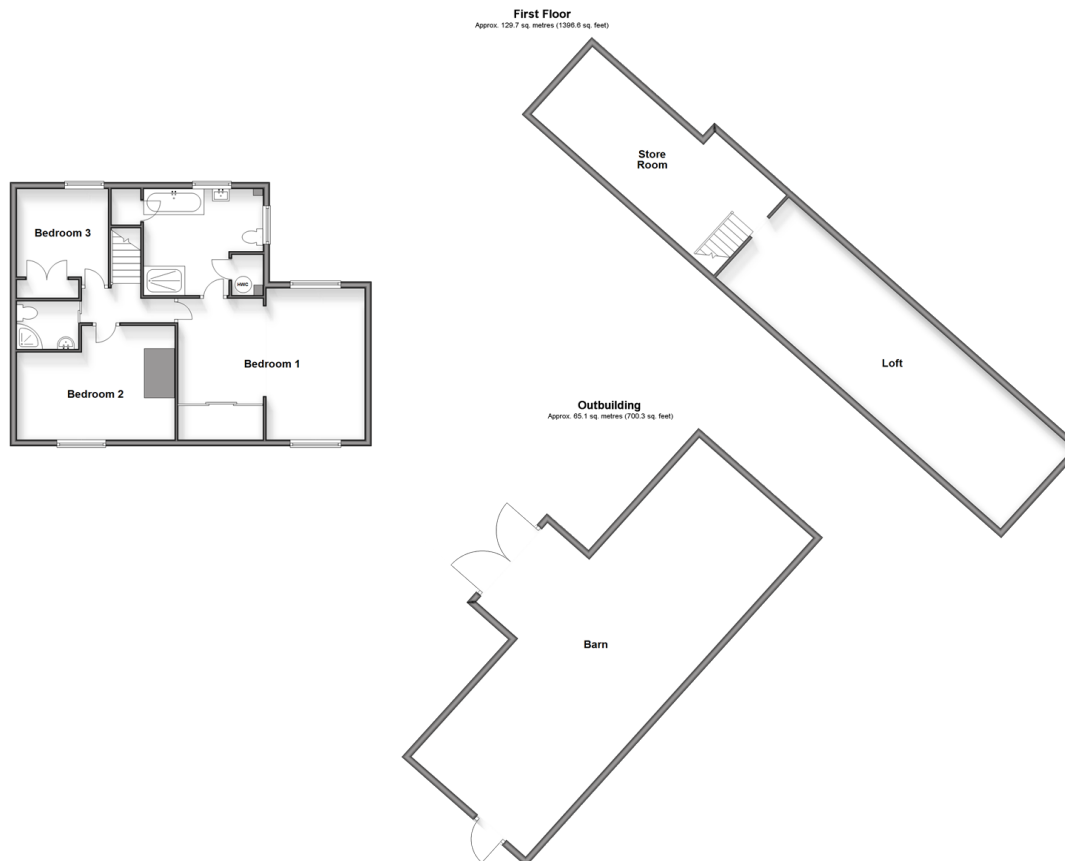
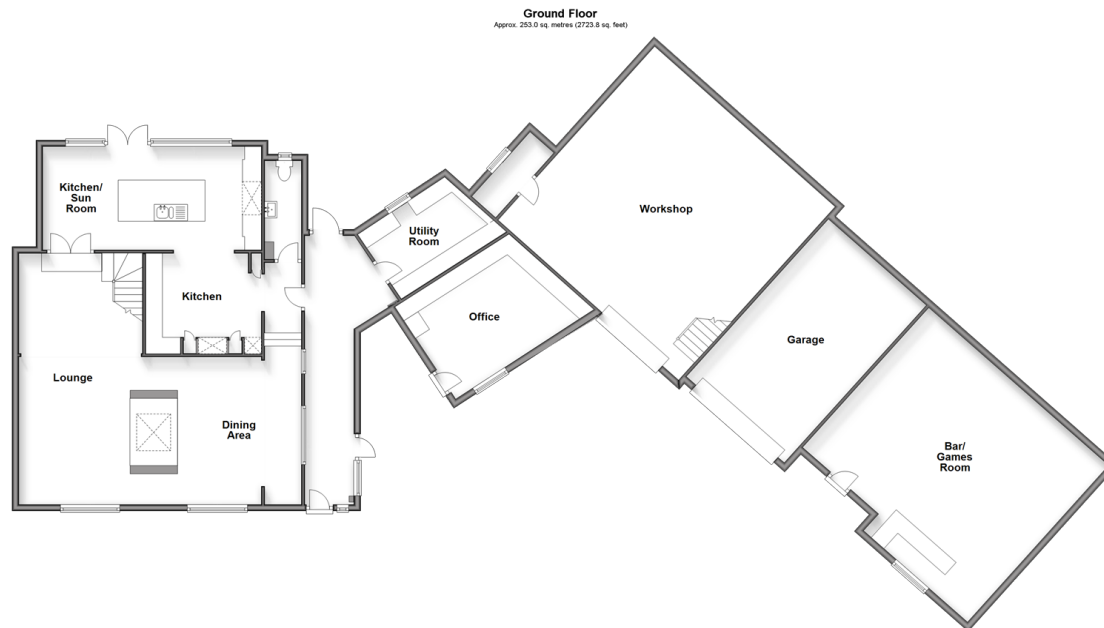
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**Woodchurch Road,  
Appledore, Ashford,  
Kent, TN26**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

#### Entrance Hall

Kitchen/Sun Room: 21'6 x 10'10 (6.56m x 3.30m)

Kitchen: 12'1 x 10'0 (3.69m x 3.05m)

Utility: 12'3 x 8'1 (3.74m x 2.47m)

Dining Room: 13'7 x 12'11 (4.14m x 3.94m)

Lounge: 24'5 x 12'1 (7.45m x 3.69m)

Office: 15'10 x 10'9 (4.83m x 3.28m)

Bar/Games Room: 23'8 x 20'9 (7.22m x 6.33m)

Workshop: 24'0 x 23'1 (7.32m x 7.04m)

### FIRST FLOOR

#### Landing

Shower Room: 5'9 x 4'8 (1.75m x 1.42m)

Bedroom 1: 19'2 x 15'8 (5.85m x 4.78m)

En-Suite Bathroom: 11'6 x 10'8 (3.51m x 3.25m)

Bedroom 2: 15'2 x 11'11 (4.63m x 3.63m)

Bedroom 3: 10'10 x 9'0 (3.30m x 2.75m)

#### Store Room

#### Loft

### OUTBUILDING

Barn: 42'6 x 21'10 (12.96m x 6.66m)

### OUTSIDE

#### Front and Rear Gardens

Garage: 20'0 x 12'10 (6.10m x 3.91m)

#### Driveway



## Main features

- Substantial 3 bedroom semi-detached house
- Outstanding character features to include a double sided inglenook fireplace
- Extensive outbuildings to include a work from home office, full sized snooker room, garage and barn
- Development potential
- Sought after rural location



### Nearest Schools

Primary Schools: Woodchurch C of E Primary 3.3 miles, Hamstreet Primary 4.4 miles, Brenzett C of E Primary 5.2 miles

Secondary Schools: Homewood School and Sixth Form



### Transport Information

Train Stations: Appledore 2.5 miles, Ham Street 4.4 miles, Pluckley 10. miles



### Address

Woodchurch Road, Appledore, Ashford, Kent, TN26



### Directions

For directions to this property please contact us.



Call Tenterden Branch 01580 766002 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



14007810/20240430/NS/AQ