



4 Applegate Court,
Appledore, Kent TN26 2AQ

4 Applegate Court, Appledore, Kent TN26 2AQ Offers in excess of £400,000

This beautifully presented 3 bedroom attached family home located in a semi-rural location with stunning far reaching views, close to the picturesque village of Appledore, must be viewed to be appreciated.

Built just over 6 years ago as part of a select development of seven properties, 4 Applegate Court would make the ideal home for anyone wishing to live a more rural life, whilst still being close to good local amenities and transport links.

Special features of this property include a large open plan living room with direct access onto the garden, an enviable semi-rural position offering much peace and privacy and spectacular views over Walland Marsh towards the Isle of Oxney, with its abundance of birds and wild life.

The level south facing garden is a good size and would allow scope for extension, especially to the kitchen, should anyone wish to (subject of course to the necessary permissions). This property also benefits from parking for two cars and a useful timber outbuilding.

Attractive attached 3 bed / 2 bath property

Built 6 years ago as part of a select development

Scope for extension (stpc). South facing garden / parking for 2 cars

Stunning views of Walland Marsh

Appledore and Tenterden 1.6 and 7.5 miles distant

Short drive to coast and Cinque Port town of Rye

Wide choice of good local schools including Grammars

Appledore mainline station just 2 minutes walk

High speed rail link from Ashford

SITUATION: 4 Applegate Court is situated in a semi-rural location 1.6 miles from the lovely village of Appledore, which offers a good local store, post office, tearoom, public house with restaurant, village hall, parish church and recreation ground. As well as this, the surrounding unique, distinctive and very beautiful Romney Marsh landscape is on your doorstep and the picturesque coastline is just a short drive away. The Cinque Port towns of Rye and Tenterden are approximately 7.5 miles distant by car and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There is a wide choice of schools in the area in both the state and private sectors. Appledore station, which is on the Rye to Ashford line, is a 2-minute walk away.

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The accommodation comprises the following with approximate dimensions : **ENTRANCE HALL** 8' 10" x 7' 2 max" The front door opens into a welcoming entrance hall. Room for free standing furniture. Staircase to first floor. Built-in cupboard. Doors to cloakroom, sitting / dining room and kitchen / breakfast room.

CLOAKROOM A good size cloakroom comprising a low level w.c and wash basin. Room for cloaks and boots storage.

KITCHEN / BREAKFAST ROOM 12' 2" x 8' 9 max" A well designed high-gloss contemporary kitchen with a range of matching base units, drawers and cupboards with laminate worktops and stainless-steel sink with drainer. Built-in electric oven with hob and extractor above. Integrated dishwasher, washing machine and fridge / freezer. Tiled floor. It would be possible to put in a breakfast bar or have a small table and chairs at one end of the kitchen if desired.

SITTING / DINING ROOM 18' 0" x 17' 7 max" This most spacious room has a light, bright, comfortable feel, and with its open plan dining area, it is a wonderful space for family get togethers.

Two sets of patio doors to one side bring in good amounts of natural light and give access to the patio and garden beyond. There is also room for a study area in this room, making it a hugely flexible living space. Large understairs cupboard.

FIRST FLOOR LANDING Stairs from the ground floor lead to a first-floor landing which gives access to all the bedrooms and family bathroom on this floor. Loft hatch.

BEDROOM 1 12' 5" x 10' 1" A spacious, calming room with wonderful uninterrupted views across to the Isle of Oxney. Built-in cupboard and en-suite shower room. **EN-SUITE SHOWER ROOM** A modern en-suite comprising corner shower cubicle, low level w.c and wash hand basin with mixer tap. Mirrored long cupboard.

BEDROOM 2 11' 4" x 10' 8 max" A lovely double bedroom with window to the rear giving views of the garden and the countryside beyond.

BEDROOM 3 10' 8" x 7' 11". A lovely bright room which could be used as a third bedroom, dressing room, study, hobby room or snug.

FAMILY BATHROOM A modern suite comprising: panelled bath with mixer tap and shower over; pedestal hand basin with mixer tap; low level w.c and mirrored cupboard. Tiled floor.

OUTSIDE This property is part of a small select cul-de-sac development on the outskirts of the village of Appledore and is approached over a shared driveway where there is designated visitor parking. At the side of the house is off-street parking for two cars and a gate which leads through to the back garden.

South facing, the good size level garden, laid mainly to lawn, is somewhat of a blank canvas and would suit either a family with children, gardeners who would like to make their own mark, or sun worshippers. A patio at the back of the house makes a lovely spot for alfresco dining and entertaining. There is also a large useful timber outbuilding in the garden which could be utilised in a number of different ways and would make a good teenage den, gym, office, hobby room or summer house.

SERVICES Mains water and electricity. NB: There is underfloor heating throughout the house which has thermostatic controls in every room. Private drainage. EPC Rating: B.

LOCATION FINDER what3words: polygraph.factually.soda



Outbuilding

Approx. 15.8 sq. metres (169.9 sq. feet)



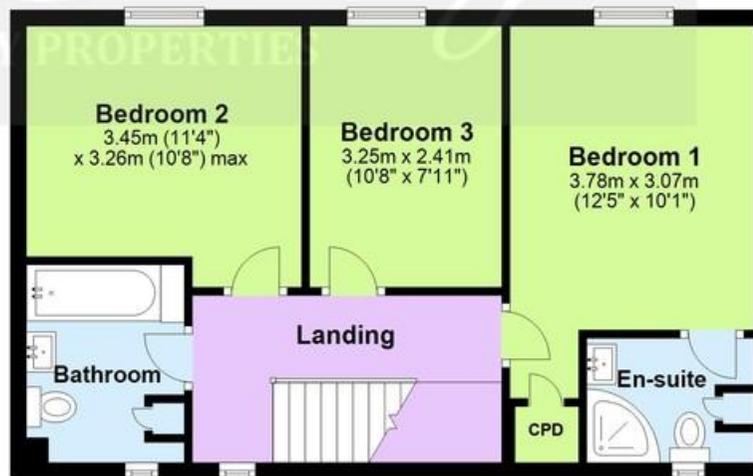
Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.4 sq. feet)



Total area: approx. 114.5 sq. metres (1232.6 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.





