



**Bourne House,
Brook Street, Woodchurch, Kent TN26 3SZ**

Bourne House, Brook Street, Woodchurch, Kent TN26 3SZ Guide Price : £925,000

Located in a rural position, this large 6 bedroom detached country home, with its mainly south facing grounds of circa 1.25 acres (unmeasured), useful outbuilding with Annexe / commercial potential (stpp) and stunning views over glorious open countryside, must be viewed to be fully appreciated.

For lovers of Edwardian architecture, there is much to get excited about here. A great deal of work, including a double storey rear extension, has been carried out by the present owners to create a beautiful home with flexible accommodation of circa 3,000 square feet that will suit the needs of any modern family, whilst retaining the features that make this period of property so special.

Located approximately 2 miles in opposite directions from the sought-after town of Tenterden and pretty village of Woodchurch, this home would be ideal for anyone wishing to live the good life, whilst needing to work at home or wanting to be close to good local amenities, schools and transport systems.

- **Detached 6 bedroom Edwardian country home**
- **South facing gardens of circa 1.25 acres (unmeasured)**
 - **Spectacular far reaching countryside views**
- **Accommodation extending to just over 3,000 sq ft**
- **Outbuilding with Annexe / commercial potential (stpp)**
 - **Tenterden and Woodchurch 2 miles distant**
- **Short drive to excellent local amenities / facilities**
- **Wide choice of good local schools including Grammars**
 - **High speed rail link from Ashford**

SITUATION: Bourne House is situated close to the Wealden town of Tenterden (an approximate 2-mile drive to High Street), with its comprehensive shopping facilities and amenities. The property is surrounded by beautiful countryside and the picturesque and popular village of Woodchurch is only a short drive away. A variety of educational opportunities exist close by in both the private and the state sector and the property falls within the catchment area for the Ashford Grammar Schools.

The area is well equipped with sporting facilities and there are many active clubs and societies catering for all ages. For transport links, Ashford International Station has the high-speed service to Ebbsfleet, Stratford and St Pancras (a journey of about 37 minutes).

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Brief description of accommodation (see floor plan for layout and room sizes).

"Bourne House" is a handsome six-bedroom Edwardian country house, the original part of which was built in 1904. Internally and externally, there are a host of character features reminiscent of the age. In recent years, it has been the subject of a large extension / remodelling project by the present vendors and is now a beautiful country home that would suit the needs of any active family.

The front door opens into a welcoming **HALLWAY** with original tiled floor that forms the centre of this home. But it is the incredibly spacious **KITCHEN / BREAKFAST ROOM** with its Aga and french doors giving views over and access to the garden, that is truly the heart of this home.

Also at the rear of the house is the elegant **SITTING ROOM** which has a grand but warm feel. A wood burning stove makes a cosy focal point. In addition, the fact that this room also has french doors that lead out onto the patio, which in turn has panoramic views of the countryside, makes this space ideal for entertaining family or friends.

The **DINING ROOM**, which is well positioned next to the kitchen, could serve a variety of uses, as could the additional reception room at the front of the house which is currently used as a **STUDY CUM SNUG**. There is also a **CLOAKROOM** on the ground floor and space for cloaks storage.

A beautiful staircase leads to a **FIRST FLOOR LANDING** which also gives access to a staircase to the attic floor.

On the first floor, the **PRINCIPAL BEDROOM**, with its **EN-SUITE BATHROOM** and spectacular countryside views, is somewhere to relax at the end of a long day.

There are **THREE FURTHER DOUBLE BEDROOMS** on this floor, one of which has an **EN-SUITE SHOWER ROOM**, and all of which are light and airy and full of character. The good size **FAMILY BATHROOM** is well appointed with a roll top bath and separate shower.

On the **SECOND FLOOR**, there are **TWO FURTHER SPACIOUS ROOMS**, one of which is currently being used as an office and the other as a twin bedroom. Both are served by a separate **BATHROOM**.

OUTSIDE Bourne House is approached over two existing accesses, both of which lead onto driveways where there is plentiful parking and turning. The grounds, which extend to circa 1.25 acres (unmeasured), are mainly south facing and comprise a mixture of wide-open lawns and wild areas.

There is also a sunken garden which has something of the feel of a secret garden. A large patio at the back of the house provides a sunny spot for summer dining and entertaining.

OUTBUILDING This useful timber building, currently divided into two spaces, is at present used for storage, but offers much potential as a separate Annexe, home office or for commercial use, subject of course to the necessary permissions. Electricity and drainage. See floor plan for dimensions.

SERVICES Mains water and electricity. Oil fired Aga and central heating. Private drainage. EPC: tba. Local Authority: Ashford Borough Council.

AGENTS NOTE Please note that there is a public footpath that leads down the left-hand side of driveway of the property.

DIRECTIONS From our offices in Tenterden, proceed along Oaks Road and then bear left into Golden Square. At the end continue across the junction into Woodchurch Road (B2067) and follow the road for approximately 2 miles until you come to Bourne House on the right-hand side.



Ground Floor

Approx. 120.4 sq. metres (1296.0 sq. feet)



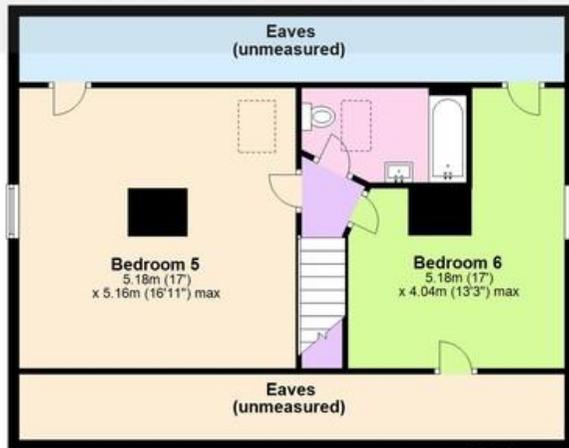
First Floor

Approx. 113.8 sq. metres (1225.4 sq. feet)



Second Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Outbuilding

Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 339.4 sq. metres (3653.0 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.

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