



40 The Street,  
Appledore, Kent TN26 2BX

## 40 The Street, Appledore, Kent TN26 2BX Guide Price £600,000 to £650,000

An exciting opportunity to purchase a most wonderful Edwardian attached property in the centre of the sought after village of Appledore, and within easy reach of the coast and the historic Cinque Port towns of Tenterden and Rye.

This deceptively spacious 3 bedroom period home, which has undergone extensive and sympathetic refurbishment by the current owners, offers charming and beautifully presented accommodation throughout and would suit any number of different purchasers, including those looking for a second home.

Not only has a great deal of thought been given to creating a stylish blend of modern living and period charm, but also to the layout and special design which has resulted in an extremely flexible home.

For outside space, there is a most unique pretty inner courtyard and to the rear, a well maintained good size south west facing garden with a spacious timber summerhouse. Viewing is highly recommended to appreciate all that this lovely home has to offer.

Deceptively spacious attached Edwardian property  
Beautifully presented 3 bedroom accommodation  
Charming fireplaces & period features throughout  
Good size south west facing garden / Inner courtyard  
Central village location close to all amenities  
Many lovely walks through surrounding countryside  
Romney marsh on doorstep / Coast nearby  
High speed rail link from Ashford.

**SITUATION:** The property is situated in the centre of the village, just a short walk from the local store, post office, tearoom, public house, village hall, parish church and recreation ground. The popular "Ferry Inn" pub and restaurant is close by, as is the renowned Gusbourne Vineyard. The Cinque Port towns of Rye and Tenterden are approximately 6 miles distant 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 about 2 miles away. The mainline station at Ashford (approx. 10 miles) offers regular high-speed services to Ebbsfleet and London St Pancras, a journey of approximately 37 minutes. The surrounding unique, distinctive and very beautiful Romney Marsh landscape, Royal Military Canal and picturesque coastline offer many wonderful opportunities for walking, cycling, golf and watersports.

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**Warner Gray**



**ENTRANCE HALL** 10' 4" x 3' 11 max". An open covered porch leads to the front door which in turn opens into a welcoming entrance hall. Built-in shelving unit and cupboard housing electric meter. Oak parquet floor. Stairs to first floor.

**SITTING ROOM** 14' 9 into bay" x 14' 8 max". An elegant room with a large bay window to the front. The fireplace with its marble surround and wood burning stove makes a cosy focal point. Built-in original pine cupboard with glazed display cabinet. Oak parquet floor. A large under-stairs cupboard provides surprising amounts of storage space.

**DINING ROOM / SNUG** 14' 8" x 13' 1 max". A door from the entrance hall leads into this lovely room which acts as both a dining room and snug. Open to the kitchen, this is a sociable place to eat and entertain. A fireplace with a stripped pine surround and wood burning stove gives it a warm feel, as does the English oak floor.

**KITCHEN / BREAKFAST ROOM** 15' 11" x 10' 1 max". The lovely country style kitchen with its breakfast seating area is well appointed with a range of painted shaker style base units with varnished wood work surfaces and matching wall mounted cupboards. White one and a half bowl ceramic sink unit and drainer. Range cooker set into old fireplace. Space for upright fridge / freezer, washing machine and dishwasher. Terracotta tiled floor. An open doorway connects this space with the family room.

**FAMILY ROOM** 15' 9" x 14' 2 max" This extension to the original property is currently used as a family room and has been cleverly designed to incorporate an open inner courtyard which makes a wonderful feature to the room. Although this room has a more modern feel, its French oak floor and exposed brick wall blend it beautifully with the older part of the house.

**STUDY** 13' 4" x 7' 4 max" Currently an occasional guest room, this useful space, which is divided from the family room by bi-fold doors, would make a wonderful study, home office, hobby or playroom. The shower room is handily positioned next door. Oak floor.

**SHOWER ROOM** Comprises a shower cubicle and low level w.c.

**UTILITY** A useful area with woodblock worktop and space for washing machine. Double sink with mixer tap and storage under. Oil fired boiler. Door to garden.

**FIRST FLOOR LANDING** Stairs from the ground floor lead to a landing where there is built-in storage and a loft hatch.

**BEDROOM 1** 14' 8" x 12' 9 max" A spacious and very calming double bedroom with feature fireplace, cupboard and fitted sliding door wardrobe.

**BEDROOM 2** 15' 9" x 10' 1 max" A light, bright double bedroom

which has a very airy, spacious feel. Built-in cupboard, sliding door wardrobe and feature fireplace.

**BEDROOM 3** 10' 1" x 6' 6 max" Window to the side.

**BATHROOM** A traditional style bathroom, completely in keeping with the period of the property. Comprises: wood panelled bath with shower over, pedestal wash basin and low level w.c. Heated towel rail. Exposed floor boards.

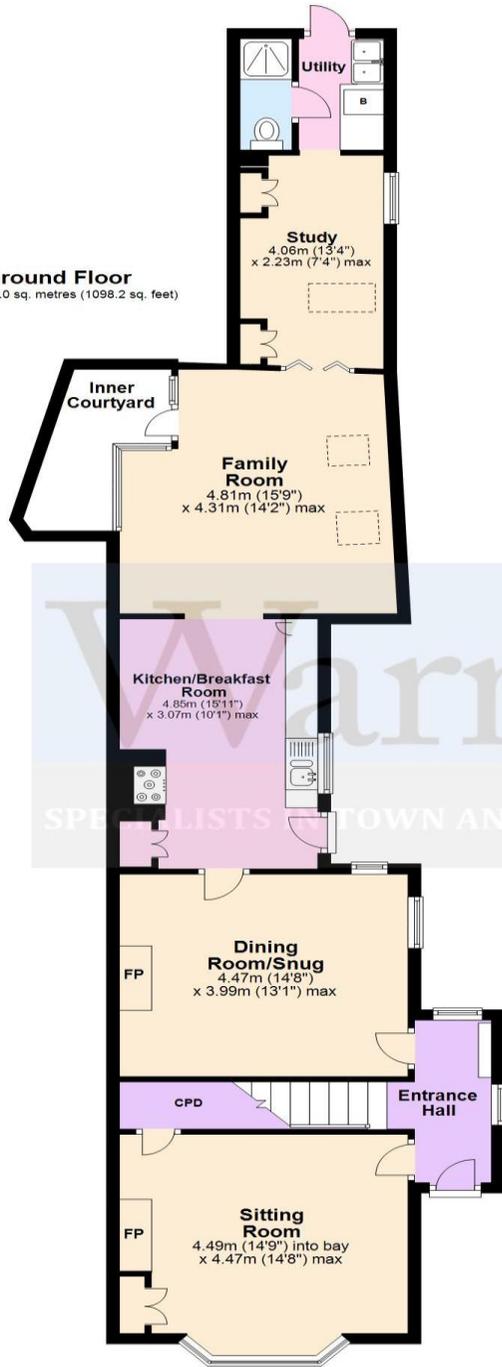
**OUTSIDE** A paved brick path with a pretty garden to the side leads to the front door. At the side of the house, a small patio by the kitchen door makes the perfect place for a bird table so you can watch the birds feed while washing the dishes! A gate takes you into the good size south west facing garden where there is a terrace, ideal for al fresco dining and a built-in seating area which gets the morning sun, making it a pleasant place to sit with your morning papers and cuppa. A timber summerhouse (12'0 x 8'0) is currently being used for storage.

**AGENTS NOTE** We understand that the driveway to the side of the house is owned by the property next door and that the occupants of this property have a right of pedestrian access over it at all times. **SERVICES** Mains water, electricity and drainage. Oil fired central heating. EPC: tba. Local Authority: Ashford Borough Council. Council Tax Band D.

**LOCATION FINDER** what3words: dizziness.soldiers.backswing



**Ground Floor**  
Approx. 102.0 sq. metres (1098.2 sq. feet)



**First Floor**  
Approx. 56.2 sq. metres (604.5 sq. feet)



Total area: approx. 158.2 sq. metres (1702.7 sq. feet)

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

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