



Tudor Cottage,
45 Front Road, Woodchurch TN26 3SA

Tudor Cottage, 45 Front Road, Woodchurch, Kent TN26 3SA Offers in excess of £450,000

This charming 3 double bedroom mid-terrace period cottage is conveniently positioned within a short walk of the centre of the picturesque village of Woodchurch, and a short drive from the towns of Tenterden and Ashford.

Grade II Listed, this property can only be described as the epitome of a quintessentially charming Kentish cottage. Beautifully presented throughout, this very stylish property, with its wonderful blend of modern living and period charm, would make a most comfortable permanent / second home, holiday cottage or investment opportunity.

The surprisingly spacious, well-proportioned accommodation includes a warm and welcoming sitting / dining room with inglenook fireplace, a lovely kitchen / breakfast room which opens out onto the pretty rear garden, a modern bathroom, and three good size bedrooms.

In addition, the property benefits from off-street parking for two cars or more if required. Viewing is highly recommended to appreciate all this special property has to offer.

- Charming mid-terrace Grade II Listed cottage
- Presented in immaculate order. Every room has its own "wow" factor
 - Beautiful inglenook to sitting / dining room
 - Stylish shaker style kitchen with breakfast room
- 3 double bedrooms / modern bathroom. Attic space with potential (stpp)
 - Pretty, mature good size rear garden. Parking for 2 cars or more
 - Walking distance of centre of Woodchurch

SITUATION: Tudor Cottage is just a short walk from the centre of the popular rural village of Woodchurch and its beautiful village green. The village offers good local facilities including a general store / post office, butcher, primary school, doctor's surgery, ancient church, two public houses and many clubs and societies.

It also benefits from being positioned between Tenterden and the larger town of Ashford, both offering comprehensive shopping, leisure, educational and health facilities. For travel, Ashford International offers regular rail services to London (including the high speed service to St Pancras taking approximately 37 minutes, and the Continent via Eurostar). Local bus services also run to and from Woodchurch.

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The accommodation comprises the following with approximate dimensions :

SITTING / DINING ROOM 17' 11" x 15' 7 max" (5.46m x 4.75m) This spacious room with its impressive inglenook fireplace and gas wood effect burner, exudes warmth and is perfect for those cosy nights by the fire.

There is also room for a dining or study area if desired. An open doorway takes you through to the kitchen and another door leads to the staircase to the first floor.

KITCHEN 13' 0" x 9' 3 max" (3.96m x 2.82m) The surprisingly spacious kitchen, open to the breakfast room at one end, is both beautiful and functional. There are a range of cream shaker style base units with worktops and matching wall cupboards. One and a half bowl stainless steel sink with drainer and mixer tap. Range cooker with extractor above. Space for dishwasher, washing machine, fridge / freezer and bin storage. Vaillant Boiler. A large window and stable door at the back bring in lots of natural light and give views over and access to the patio and garden beyond.

BREAKFAST ROOM 9' 2" x 7' 7 max" (2.79m x 2.31m) This attractive space with its built-in shelving and patio doors onto the patio is a lovely place to sit and eat breakfast, lunch and dinner!

FIRST FLOOR LANDING 15' 7" x 7' 10 max" (4.75m x 2.39m) Original wooden stairs lead to a wonderfully characterful landing which gives access to all the rooms on this floor and the staircase to the second floor. Brick feature fireplace and exposed floor boards. Room for free standing furniture. Large linen cupboard.

BEDROOM 1 5' 10" x 12' 10 max" (4.83m x 3.91m) A lovely, spacious bedroom with built-in storage to one wall and a window to the front.

BEDROOM 2 9' 7" x 8' 2 max" (2.92m x 2.49m) A pretty double bedroom with window overlooking garden.

BATHROOM A modern bathroom comprising: bath with fixed head shower above and hand held shower attachment; wash hand basin with mixer tap and storage cupboard below; low level w.c. and heated towel rail. Tiled walls and floor.

SECOND FLOOR - BEDROOM 3 14' 11" x 9' 1 max" (4.55m x 2.77m) A charming double attic bedroom with window to front and built-in wardrobe. A door leads to a large attic space currently used for storage, but which could potentially be converted into a bathroom, subject of course to the necessary permissions. NB: Some restricted head height to this floor.

OUTSIDE The cottage is set back from the road with a parking area to the front which could potentially park up to four cars if required. A gate set into a small picket fence leads you to the front door. To the rear, a patio immediately outside the doors that lead from the kitchen and breakfast room, provides an ideal place for summer dining and entertaining. From this, the garden is laid mainly to lawn with mature planting that leads you through to the end of the plot where there is a useful timber shed. Note : We understand Tudor Cottage has a right of way over the neighbouring properties.

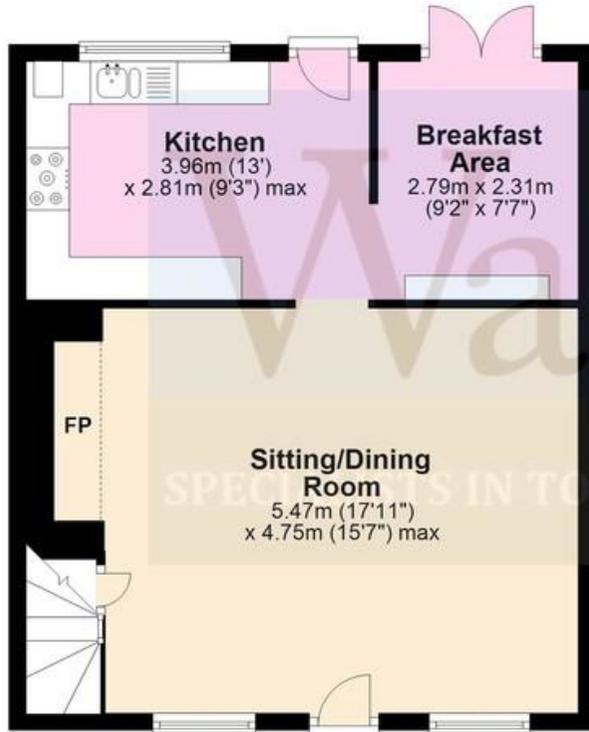
SERVICES Mains water, electricity, gas and drainage. EPC: exempt. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: unfilled.ducks.halt



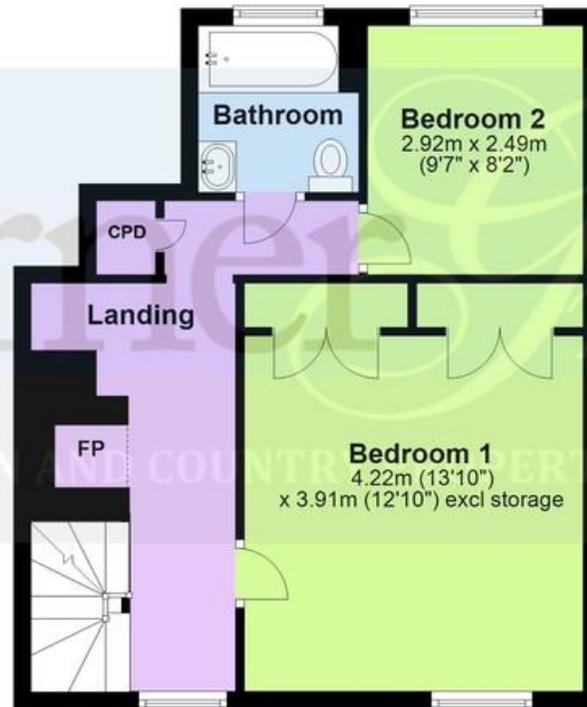
Ground Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



Second Floor

Approx. 14.1 sq. metres (151.8 sq. feet)



Total area: approx. 107.8 sq. metres (1160.7 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.



