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Total area: approx. 240.0 sq. metres (2583.8 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 Warringer. Plans produced using Planip.





Nestled in a woodland setting is this fabulous home, the setting really is exceptional and one that when this home was designed was carefully considered and taken completely into account with each window looking out on the garden providing a different view and perspective from each room, situated in the highly sought after and historic village of Pluckley.

There are five bedrooms in total, all generously proportioned with two on the ground floor and three on the first floor, with the largest enjoying its own private bathroom and large walk-in wardrobes. There's bathrooms on both floors too so no need to be rushing upstairs to use the bathroom if you're bedroom is downstairs. One of the quirky features of this

home is the lovely open landing on the first floor, with picture windows looking out onto farmland giving another reception space and somewhere you could sit and enjoy the view all day.

On the ground floor you're welcomed into a spacious hallway leading through to the principal rooms. The property itself is 'L' shaped by design, with two bedrooms on the ground floor, both generously proportioned double bedrooms and featuring fitted wardrobes. One of the bedrooms also has a door which leads outside. The kitchen/breakfast room measure in at approx. 12ftx19ft and features plenty of cupboard and worktop space. Beyond the kitchen is a separate utility room offering further storage and plumbing/space for a washing

- Beautiful woodland setting
- Five bedrooms
- Swedish Lodge style home
- Each room enjoys a view across the gardens
- Pluckley village location

machine and tumble dryer. The airing cupboard is also located within the utility room. Opposite the kitchen/breakfast room is the formal dining room, which much the same as the rest of the house enjoys picture windows framing the garden. An open slatted partition separates the dining room from the hallway is a nod to the era of when the house was built. Finally to the rear of the house is the living room, measuring in at an impressive 23ftx15ft9 with a brick-built chimney fireplace and featuring a large wood burning stove. You can also access the gardens from the living room.

Take the stair case to the first floor and you won't be disappointed by the open landing space with views out across the farmland. The main bedroom features a wall of walk-in wardrobes and also has its own bathroom, comprising a three-piece suite (bath with shower above, WC and wash basin). There is also an office space beyond the main bedroom, which could be used as another bedroom should this be desired, however makes for a perfect home office with associated storage room too.

Back off the main landing are another two bedrooms, both feature large built-in cupboards and another family bathroom, also comprising a three-piece suite (bath with shower over, WC and wash basin).

Externally the property sits in gardens of approx. 0.63 acres which comprises a large lawned garden with pond, mature woodland area which fronts the road and where during the spring months wild Bluebells will grow. There are numerous outbuildings including two garden sheds, a double garage, summer house with storage room & a wood framed double car barn with external log store and loft space. The garden backs onto farmland where you will regularly spot sheep grazing. Closer to the house is a decked seating area with pergola just off the utility room which overlooks the pond, and a paved patio sitting adjacent to the rear of the house accessed from the living room. Throughout the garden you will notice mature tree's shrubs and hedges which flower year-round.

Tenure: Freehold

