



Stonebridge Farmhouse,
Brook Street, Woodchurch, Kent TN26 3SN

Stonebridge Farmhouse, Brook Street, Woodchurch, Kent TN26 3SN Offers in excess of £975,000

Located on the edge of the sought after village of Woodchurch, bordered by beautiful countryside, Stonebridge Farmhouse is everything you could wish for in a truly English period country home.

This four double bedroom Grade II Listed detached property, built in 1850, has undergone an incredibly sympathetic and most stylish refurbishment by the current owners over the last 25 years. This love, care and attention has resulted in a very special home where there is a wonderful blend of modern living and warm period charm.

In addition, this property boasts beautiful mature gardens of half an acre, a timber wagon shed and brick stable, both with potential for further development (stpp), and off-road parking for a number of cars.

It also benefits from being within walking distance of the village centre and local amenities and from being just 4 and 9 miles distant from the historic town of Tenterden and market town of Ashford respectively.

Viewing is highly recommended.

- Charming detached Grade II Listed period home
- Spacious 4 bed accommodation of just under 2,500 sq ft
 - Outbuildings with potential (stpp)
 - Driveway providing plentiful off-street parking
- South facing garden of circa 0.5 of an acre. Wonderful countryside views
 - Walking distance of centre of Woodchurch
 - Tenterden & Ashford 4 and 9 miles distant
- Wide choice of good local schools including Grammars
 - High speed rail link from Ashford

SITUATION

Stonebridge Farmhouse is within walking distance of the centre of the popular rural village of Woodchurch. The village offers good local facilities including a butcher / farm shop, a bustling coffee shop, general store / post office, 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. This property's position on the edge of the village means that it has direct access onto many footpaths which can take you for miles. For travel, Ashford International offers regular rail services to London including the high speed service to St Pancras taking approximately 37 minutes. Local bus services also run to and from Woodchurch.

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The accommodation comprises the following with approximate dimensions: The front door opens into the **ENTRANCE HALL** 15' 7" x 7' max. that is spacious enough for free standing furniture. Beautiful exposed wide floorboards. Stairs to first floor. Under stairs cupboard. Doors to sitting and dining rooms and inner hallway. Of note are the wonderfully proportioned high ceilinged rooms throughout.

SITTING ROOM 16' 6" x 14' 4" max. This lovely room with its exposed wide floorboards, fireplace and contemporary Danish high-efficiency wood stove exudes warmth making the perfect place for cosy nights by the fire. Shelves around the room make a lovely feature as do the working shutters that are hidden in the panelling below the window.

DINING ROOM 15' 9" x 15' 0" max. With its brick fireplace, this lovely room is perfect for family gatherings or intimate evening entertaining. Windows to the front and side bring in good amounts of natural light.

INNER HALLWAY leading through to the back of the house and gives access to the study, kitchen / breakfast room and cloakroom / utility. Limestone floor. Door to outside.

KITCHEN / BREAKFAST ROOM 15' 11" x 15' 1" max. With its shaker-style painted country kitchen, two oven gas AGA and French doors which open into the lovely conservatory beyond, this stunning room is truly the heart of this home. The kitchen has fitted base units with drawers and cupboards, woodblock worktops and ceramic sink. Space for free standing furniture, large kitchen table and chairs, 60cm oven, dishwasher and under counter fridge. Original tiled floor.

CONSERVATORY 14' 4" x 8' 8" max. The beautiful bespoke hardwood conservatory is a wonderful place to sit, relax and enjoy the garden beyond, which can be accessed via French doors. Limestone floor with electric underfloor heating.

CLOAKROOM Situated in a handy position just inside the back door, this very spacious cloakroom is ideal for storage and boots, children and dogs! Built-in storage. Wash hand basin and w.c. Limestone floor.

UTILITY ROOM A useful area with cupboards, wall and base, worktop with sink and plumbing for washing machine. Worcester boiler. Space for free-standing fridge/freezer. Limestone floor.

STUDY 17' 3" x 6' 6" max. This room makes a perfect home office or study but could be ideal for a number of different uses. Limestone floor.

FIRST FLOOR LANDING 16' 1" x 7' 0" max. Stairs from the ground floor lead to a landing that has an elegant feel. A window to the front makes a pretty focal point and a lovely place to sit, read or watch the world go by. Wide exposed floorboards. Loft hatch. NB: We are advised that there is a part boarded large loft.

BEDROOM 1 16' 1" x 15' 5" max. A spacious double bedroom with built-in cupboard, airing cupboard and original feature fireplace. The window to the rear gives views over the garden and countryside beyond.

BEDROOM 2 16' 1" x 15' 3" max. Lovely double bedroom with built-in wardrobe and feature fireplace. Exposed floorboards. Window to front.

BEDROOM 3 16' 1" x 14' 10" max. A spacious double with much character including exposed floorboards and feature fireplace. Window to front.

BEDROOM 4 15' 5" x 11' 3" max. Currently used as a hobby / craft room; this good size room would be a spacious double if required. Lovely views over garden. Wash hand basin and built-in corner cupboard.

FAMILY BATHROOM A modern traditional style bathroom comprising freestanding claw footed roll top bath with shower over; pedestal wash hand basin; high level w.c and bidet. Heated towel rail. Built-in storage cupboard. Exposed floor boards.

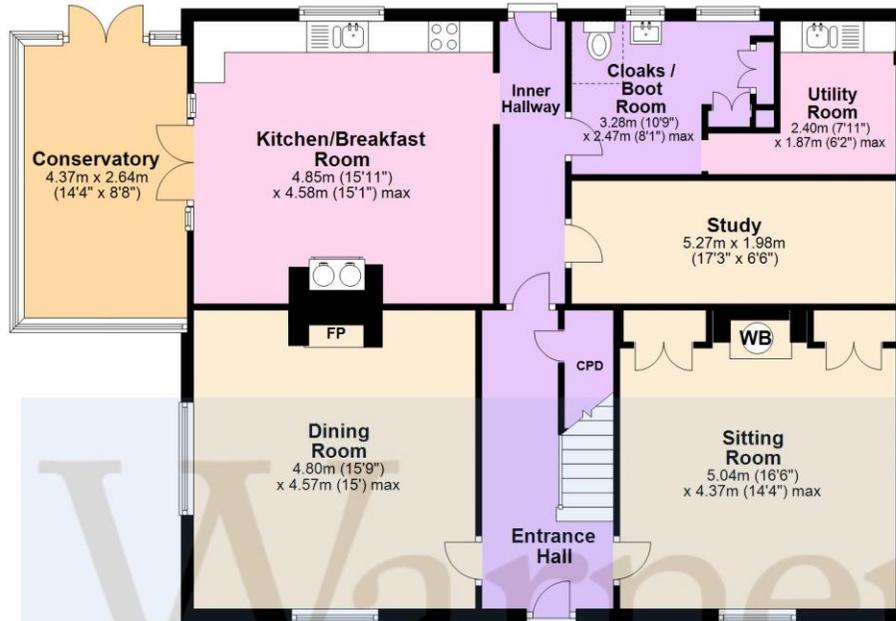
OUTSIDE A shared driveway to the side of the property leads to a gate which in turn gives access to the good size parking area for the house where there is an electric charging point. A large old timber wagon shed and brick built stable provide good amounts of storage and offer huge potential for further development, subject of course to the necessary permissions. The beautiful mature garden which extends to circa 0.5 of an acre provides a spacious oasis of calm and relaxation and is completely in keeping with the character of the property. A patio at the back of the house makes an ideal setting for al fresco dining. This really is an idyllic spot to sit and watch the wildlife that inhabits the garden. In addition, there is a wildlife pond, wild flower meadow and raised veggie beds for those who really want to live "The Good Life"!

SERVICES Mains gas, electricity, water and drainage. EPC: Exempt. Local Authority: Ashford Borough Council. High Speed Broadband.

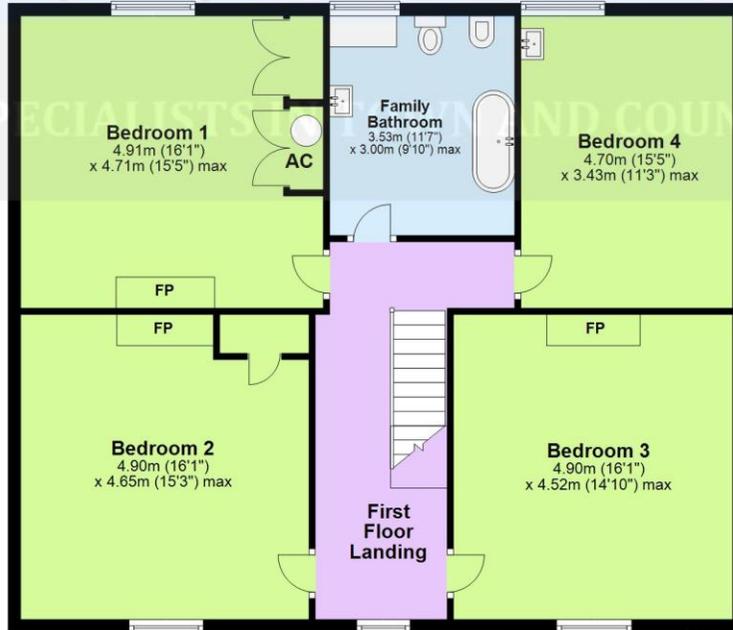
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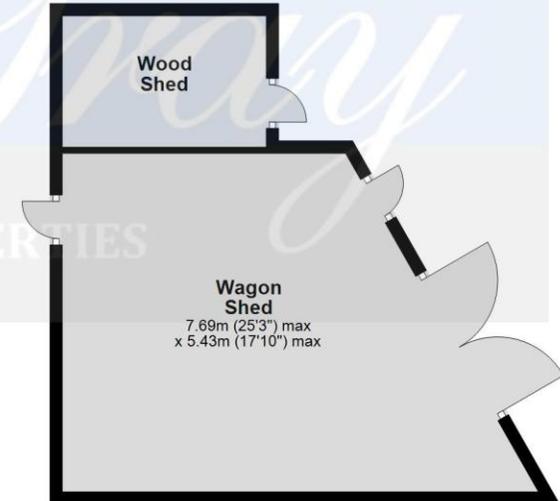
Ground Floor
Approx. 119.0 sq. metres (1280.5 sq. feet)



First Floor
Approx. 111.7 sq. metres (1202.6 sq. feet)



Outbuildings (approximate dimensions)
Approx. 59.0 sq. metres (635.4 sq. feet)



Approximate total area just over 3,000 sq ft including Outbuildings

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: The eaves spaces are not included within the total square footage. Plan produced using PlanUp.



