

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the village of Appledore, a small picturesque village with a long history. Once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St. Peter and St. Paul. Daily amenities including a village store, public house, tea shop and village hall as well as a branch line rail service to Ashford where it connects with a high-speed service to London St Pancras in 37 minutes. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with a tree-lined High Street, leisure centre and Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (6 miles) with its historical associations and medieval architecture. Schools in the area include The Marsh Academy in New Romney and The Folkestone School for Girls, together with The Harvey Grammar School for boys, Norton Knatchbull Grammar School for boys and Highworth Grammar School for girls, all in Ashford. Access to coastal bathing beaches is at Littlestone, where there is also an excellent links golf course and at Camber, both about 9 miles.

A well-presented semi-detached Edwardian property presenting brick and part whitened pebbledash external elevations set with casement windows beneath a pitched tiled roof with a single storey extension to the rear. The accommodation is arranged over three levels, as shown on the floor plan.

A part glazed front door opens into a hall with stairs leading off to the first floor. The living room has a window to the front, a picture rail and a cast iron fireplace of the period with vertical panels of decorative tiling and a white painted outer surround. The kitchen/breakfast room, which overlooks the rear garden, is fitted with a range of painted shaker style cabinets comprising cupboards and drawers with wood preparation surfaces, an inset ceramic sink with mixer tap, integrated dishwasher, range style cooker with stainless steel filter hood.

Deep walk in storage cupboard with space for a fridge freezer and a quarry tiled floor. Adjacent is a utility room with a wood block work surface, butler sink with mixer tap, plumbing for a washing machine, a quarry tiled floor and a part glazed door to the garden. To the far end is a cloakroom with a close coupled wc, wash basin and Moroccan themed tiling.

On the first floor, there is a landing with a door and staircase to the second floor, two double bedrooms, both with cast iron fireplaces, and a bathroom with contemporary fittings comprising a panelled bath with a wall mounted rain shower above, a close coupled wc and a counter top wash basin.

On the second floor, there is an attic bedroom 3 /study with a large skylight window providing fine rural views to the rear.

Outside: To the front of the property is a gravelled area providing off-road parking for two vehicles. To the rear of the property is a delightful cottage garden which extends to about 50' and backs onto open farmland belonging to the National Trust, being set down to lawn with a paved terrace and established planting including hydrangeas, rosa rugosa, a globe artichoke, apple tree, fennel, oxeye daisies and a honeysuckle clad pergola.

Local Authority: Ashford Borough Council. Council Tax Band D
Mains electricity, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, and 02 (Limited)

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £425,000 Freehold

67 The Street, Appledore, Kent TN26 2AF



A well-presented semi detached Edwardian cottage, situated in the picturesque village of Appledore, with off road parking for two vehicles and an established rear garden backing onto farmland.

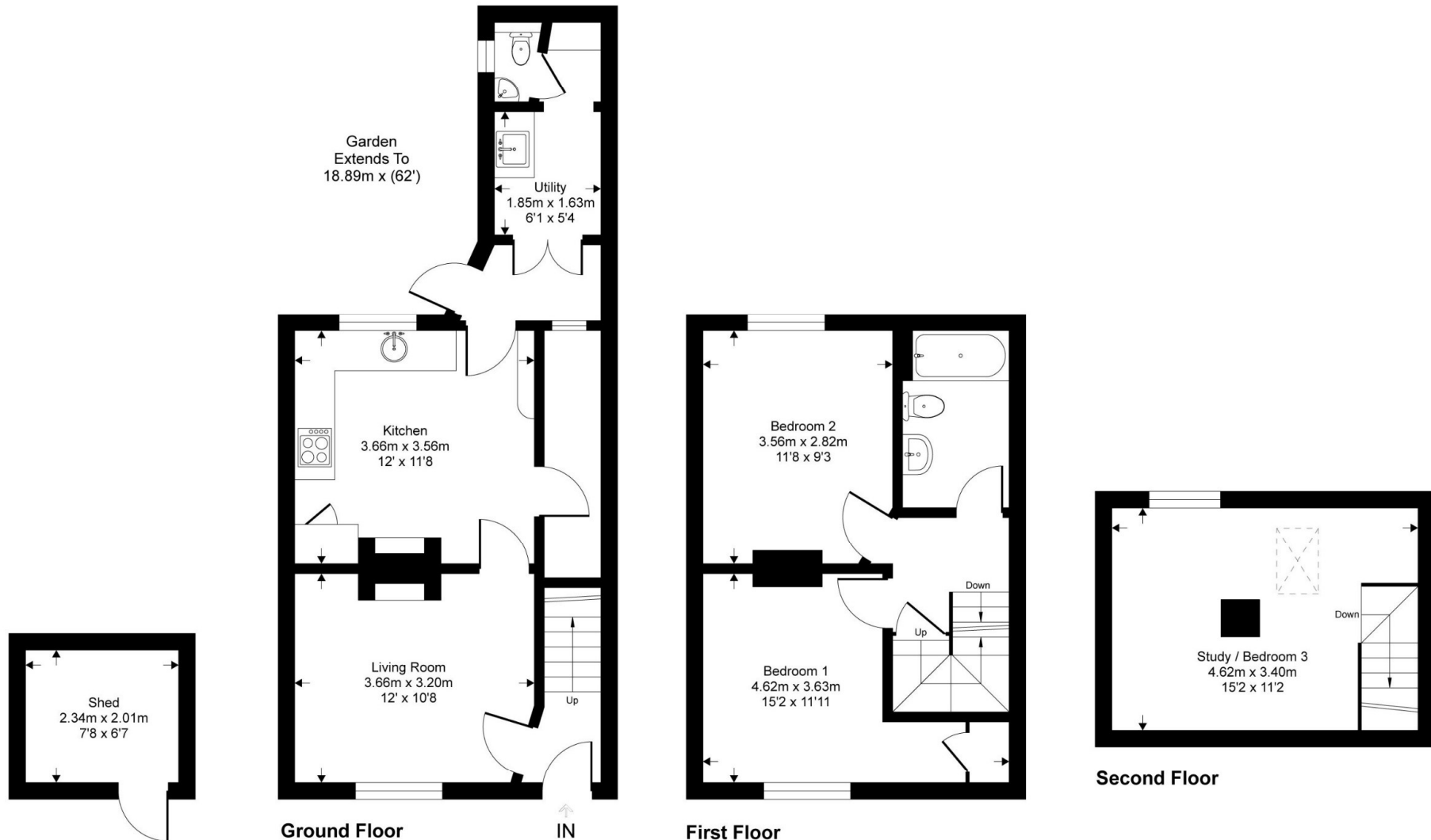
- Hall • Living room • Kitchen/breakfast room • Utility room • Cloakroom • Landing • Two double bedrooms • Bathroom
- Attic bedroom 3 / study • Oil central heating • EPC rating F • Off road parking for two vehicles • 50' Cottage garden



Directions: From Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted Appledore. At the end of the road, turn left at the T-junction into the village where the property will be found on the right hand side of The Street after about 500 yards, just after the villages stores and shortly before the Village Hall.

The Street

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft
Approximate Outbuilding Internal Area = 4.7 sq m / 51 sq ft
Approximate Total Internal Area = 93.2 sq m / 1004 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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