

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Set back off the road within 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 shop and Post Office, 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 and Eurostar service to the Continent. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with its 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 together with the Folkestone School for Girls, The Harvey Grammar School for boys, Norton Knatchbull Grammar School for boys and Highworth Grammar School for girls both 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 small development of just 4 houses constructed by Rye based Martello Developments. The high specification includes

- Heated via low energy/low carbon Air Source Heat Pumps
- Underfloor heating throughout
- Bespoke joinery and kitchens by locally based companies
- Neff kitchen appliances and Quooker boiling water tap
- Neff Induction hobs (note no mains gas in Appledore)

- Mains drains and power
- Aluminium framed windows and sliding doors
- Oak flooring and bespoke oak staircase
- Sanitary ware by Crosswater
- Glazed roof over kitchen/dining area
- Private South West facing gardens overlooking the canal with terrace, lawn, bike shed, log store and bin store
- Electric car charging point on driveway
- Built in wardrobes and storage cupboards throughout
- Balcony off top floor bedroom with views over canal
- Protek 10 year building warranty

**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 where the properties will be seen immediately on your right. We suggest you park in The Street and walk back to the site. Immediately beyond the site is a gate and a signed public footpath which you can view the houses from the Military Canal side.

Guide Price £865,000 freehold

2 & 3 Canal View, The Street, Appledore, Kent, TN26 2BU

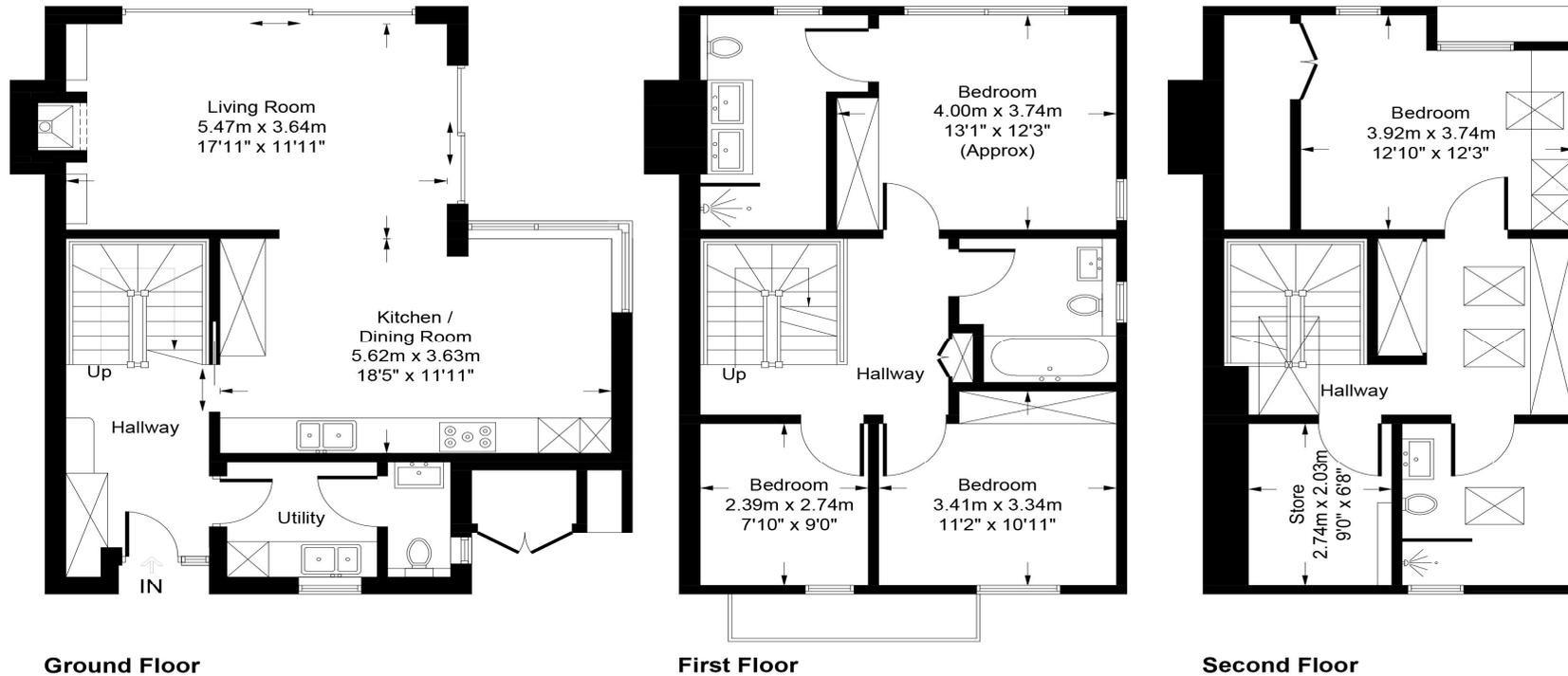


A small development of just four detached 4 bedroom contemporary homes overlooking the Military Canal in the picturesque village of Appledore.

- Entrance hall • Living room with woodburning stove • Open plan kitchen/dining area • Utility room • Cloakroom
- First floor landing • Main bedroom with en-suite shower room • Bedrooms 3 and 4 • Family bathroom
- Second floor landing • Bedroom 2 with balcony overlooking the Military Canal • Family shower room • Store room
- Underfloor heating throughout via an air source heat pump • Double glazed • Predictive EPC B
- Protek 10 year building warranty

# Canal View, TN26

Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft



Ground Floor

First Floor

Second Floor

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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