

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. Note: The photographs of the Military Canal are taken from land adjacent to the development site and not from the houses.

A detached four bedroom house, one 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

Price guide: £835,000 freehold

I Canal View, Appledore, Kent TN26 2BU

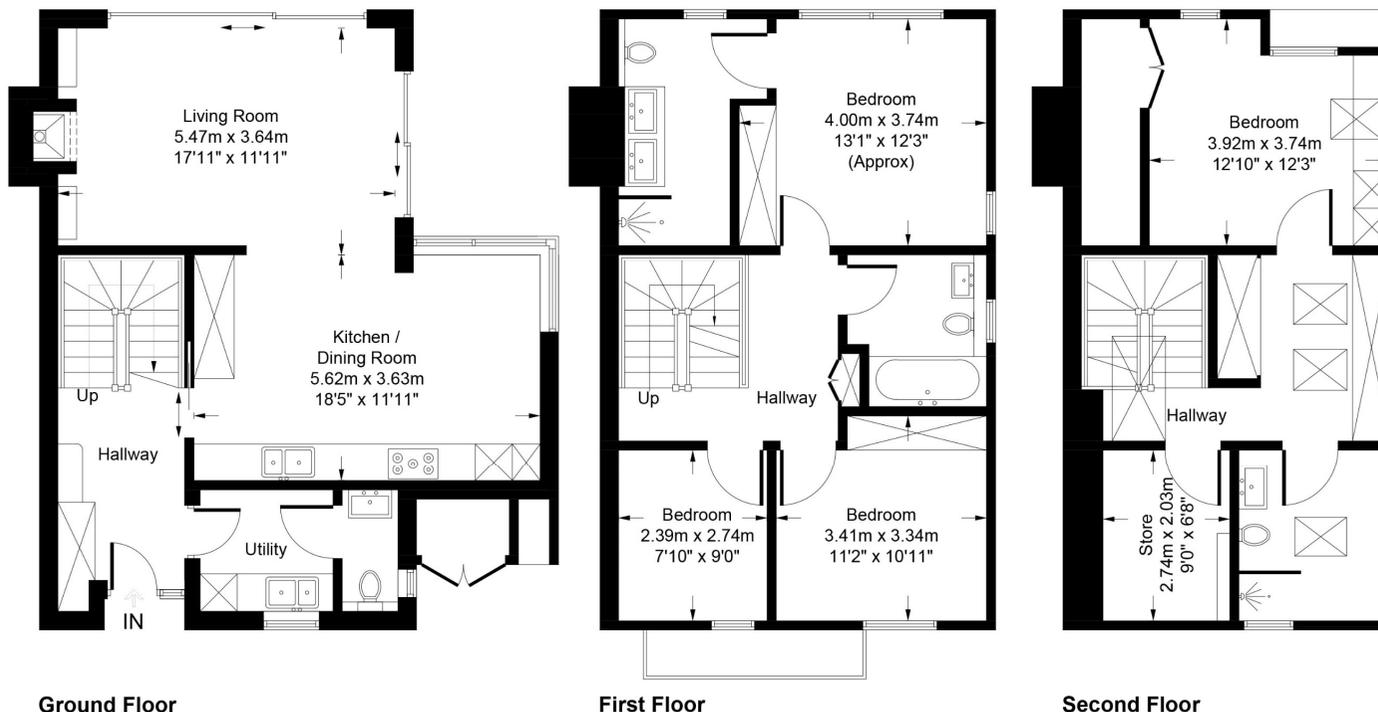


A new detached 4 bedroom contemporary home, forming part of a small development of just four properties overlooking the Royal Military Canal in the Conservation Area of the picturesque village of Appledore.



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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