



**5, Church Farm Way, Woodnesborough, CT13 0BJ**  
**£635,000**

Detached Tudor style home situated within a cul de sac of eight similar properties built approximately 22 years ago.

This attractive family home boasts spacious accommodation over two floors comprising three reception rooms, conservatory, ground floor WC, utility room, four bedrooms with the principle hosting a dressing area, en-suite shower room and family bathroom. On the outside you have the benefit of a double garage and block paved driveway offering parking for several vehicles.

The rear garden is landscaped with lawn and shingled borders, paved patio area and this private garden enjoys a sunny aspect.

The village of Woodnesborough is conveniently situated for Market town of Sandwich and nearby villages of Eastry and Ash and for those looking for a rural environment, there are countryside walks just yards away.

This lovely home is offered with no onward chain as our sellers are relocating abroad.

Viewings are strictly by appointment only so call us now for more information and to book your viewing on 01304 611227.



**Entrance:**

Porch with leaded-light double glazed windows and door to:

**Hallway:**

Fitted bookcase, radiator, laminate flooring, stairs to the first floor landing with under-stairs cupboard and doors to:

**Study:**

Radiator, laminate flooring and double glazed leaded-light window to the front.

**Ground Floor WC:**

Radiator, wash hand basin, WC and double glazed leaded-light window to the front.

**Dining Room:**

Radiator, laminate flooring and double glazed leaded-light window to the rear.

**Kitchen/Breakfast Room:**

Fitted matching wall and base units with integrated appliances including 'AEG' double oven, induction hob, dish-washer, fridge and freezer Floor tiling, radiator, sink unit, under unit lighting and double glazed leaded-light window to the rear.

**Utility Room:**

Sink unit, wall mounted boiler, wall and floor tiling, washing machine, double glazed leaded-light window to the front and door to the side.

**Living Room:**

Dual aspect room with double glazed leaded-light windows to the front, Inglenook fireplace housing log-burning stove, radiator and french doors to the conservatory.

**Conservatory:**

Double glazed windows and french doors, vaulted roof, fitted blinds, air-conditioning/heater unit, laminate flooring and radiator.

**First Floor Landing:**

Built-in airing cupboard, loft access and doors to:

**Master Suite:**

A great benefit of the property as you have a 16ft x 12ft 4" bedroom (plus wardrobe recess). Built-in mirrored wardrobes, radiator, double glazed leaded-light window to the rear and side, door to a dressing room and en-suite shower room.

**Dressing Room:**

Radiator, double glazed leaded-light window to the front and door to:

**En-Suite Shower Room:**

Suite comprising shower cubicle, wash hand basin, bidet, WC, radiator/towel rail, radiator, fitted units and double glazed leaded-light window to the front.

**Bedroom 2:**

Radiator and double glazed leaded-light window to the rear.

**Bedroom 3:**

Radiator and double glazed leaded-light window to the front.

**Bedroom 4:**

Radiator and double glazed leaded-light window to the front.

**Bathroom:**

Suite comprising separate shower cubicle, bath, wash hand basin, bidet, WC, radiator/towel rail, floor tiling and double glazed leaded-light window to the rear.

**Exterior:**

Lawned areas with shrubs and block paved driveway.

**Rear Garden:**

The rear garden is landscaped with lawn and shingled borders, paved patio area and this private garden enjoys a sunny aspect. There's also a courtesy door to the garage.

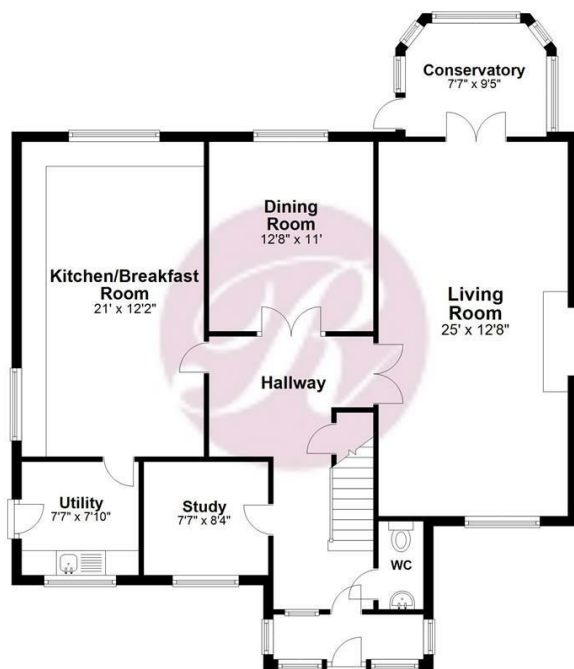
**Double Garage:**

18'3" x 16'7" (5.56m x 5.05m)

The garage has 'up and over' doors, loft storage, light and power.

**Ground Floor**

Approx. 1136.5 sq. feet



**First Floor**

Approx. 885.8 sq. feet



Total area: approx. 2022.3 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/31/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2010/31/EC	

*Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.*

