



MOLONEY COUNTRY PROPERTY



7 APPELYARD COTTAGE APPELDORRE



7 APPLGATE COURT, APPLIEDORE, KENT, TN26 2AQ

A DETACHED, 3/4 BED, 3 BATH MODERN HOUSE, LOCATED ON THE OUTSKIRTS OF THE VILLAGE CONVENIENTLY LOCATED FOR ACCESS TO TRANSPORT LINKS, OFFERING STYLISH CONTEMPORARY ACCOMMODATION INCLUDING SITTING/DINING ROOM, KITCHEN, 3 DOUBLE BEDS, 2 EN-SUITE & BATH/SHOWER ROOM, ALONG WITH A SUBSTANTIAL OUTBUILDING CURRENTLY PROVIDING EXTRA GARAGING, GYM AND GOOD SIZE STUDIO ROOM. ENCLOSED REAR GARDENS ADJOINING FARMLAND. INTEGRAL DOUBLE GARAGE & AMPLE PARKING.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING/DINING ROOM, KITCHEN. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM/BEDROOM 4, BEDROOM 2 WITH EN-SUITE SHOWER ROOM, BEDROOM 3, BATH/SHOWER ROOM. INTEGRAL DOUBLE GARAGE, AMPLE OFF-ROAD PARKING, REAR GARDEN, SUBSTANTIAL OUTBUILDING INCORPORATING DOUBLE GARAGE, GYM AND HOBBIES ROOM/STUDIO.



Front door to:

ENTRANCE HALL: Oak doors to all rooms, oak floor. Stairs to the first floor. Door to the integral garage.

CLOAKROOM: Window to the front. Fitted with contemporary white suite comprising WC & hand basin. Oak floor.

SITTING/DINING ROOM: L shaped room with twin double glazed doors leading out to the rear decked terrace. Oak floor. TV point. Space for dining table.

KITCHEN: UPVC double glazed casement sash style window to the side and part glazed door leading out to the rear deck terrace. Fitted with contemporary range of soft close dark grey high gloss base and wall units with Corian worktop over, inset with 1 1/2 bowl stainless steel sink unit with machined drainer to side. AEG double electric fan assisted oven with cupboards above and below. Integral AEG dishwasher. AEG induction hob with concealed extractor over & saucepan drawers below. Larder fridge with matching freezer. Under plinth lighting. Oak floor. Inset ceiling lights. Storage cupboard.

INTEGRAL DOUBLE GARAGE: Remote control roller door to the front, UPVC double glazed sash style casement windows to the rear. Rubber floor. Space for appliances, plumbing for washing machine with space for tumble dryer alongside. Fitted with white high gloss base and wall units with laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Fluorescent tube lighting.

PRICE GUIDE £ 625,000



Stairs to:

FIRST FLOOR LANDING: Matching doors to all rooms, loft hatch.

MASTER BEDROOM SUITE: UPVC double glazed sash style window overlooking the rear and enjoying far reaching rural views. Coved ceiling, inset ceiling lights. TV point. Door to:

EN-SUITE SHOWER ROOM: Obscure UPVC double glazed sash style window to the rear. Fitted with contemporary white suite comprising WC, pedestal mounted hand basin with tiled splash back & double mirror doored cupboard over. Tiled shower cubicle with glass door and screen to side. Coved ceiling, extractor, inset ceiling lights. Ceramic tiled floor.

DRESSING ROOM/BEDROOM 4: UPVC double glazed casement sash style windows to the side and front. Fitted with range of wardrobe cupboards with hanging rails, shelves and drawers. Coved ceiling, inset ceiling lights. *(Previously Bedroom 4 - could be re-instated if required)*

BEDROOM TWO: High level window to the rear, Velux window to the front. Part sloping ceiling. Coving. TV point. Door to:

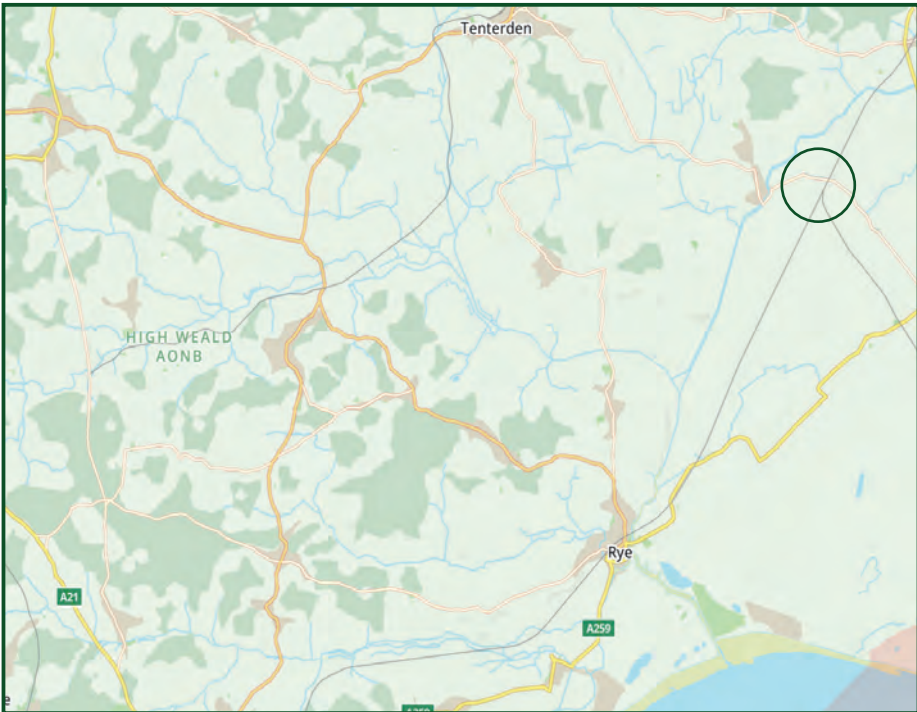
EN-SUITE SHOWER ROOM: Window to the rear. Fitted with white suite comprising WC, pedestal mounted hand basin with tiled splashback. Tiled shower cubicle with glass door and matching screen to side. Ceramic tiled floor. Extractor, inset ceiling lights.

BEDROOM THREE: UPVC double glazed casement sash style window enjoying far reaching rural views. Coved ceiling.

BATH/SHOWER ROOM: Obscure glazed UPVC window to the rear. Fitted with contemporary style white suite comprising WC, pedestal mounted hand basin with tiled splashback, double mirror doored cabinet over. Shower bath with glass screen to side & square rain head shower above. Part tiled walls, ceramic tiled floor.

OUTSIDE: The property is approached over a shared driveway, giving access to ample parking to the side. The rear garden is accessed via double full height wooden gates. The garden is completely enclosed and enjoys an extensive raised decked terrace to the rear of the property for al-fresco dining and area of level lawn with planted borders, enjoying views over the adjoining farmland. A brick paved driveway leads to the large:

DETACHED TIMBER OUTBUILDING: Comprising a covered store to the side, a double garage with twin wooden doors to the front, incorporating a workshop area, a gym and studio/hobbies room, with a door leading out to a decked terrace to the rear, enjoying views over adjoining countryside.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains electricity and water are connected. Air source heat pump. Solar energy system. Private drainage.

FLOOR AREA: 236 m² (2,540 ft²) Approx. incl. outbuilding.

EPC RATING: 'C'

LOCAL AUTHORITY: Ashford Borough Council.

COUNCIL TAX BAND: 'F'

TRANSPORT LINKS: For the commuter Appledore railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Eastbourne line to the west or Headcorn to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

DIRECTIONS: FROM ASHFORD: Leave the M20 at J10A Ashford, onto the A2070 towards Rye. Continue on this road, at the Brenzett roundabout turn right onto the A2080 towards Appledore. Pass Appledore station on the left, the entrance to Applegate Court will be found immediately on the left.

FROM RYE: Travelling toward Rye on the A268 at the bottom of the hill, turn left onto the A2080 towards Appledore, Military Rd. Continue on this road until reaching the junction, turn right onto Station Rd towards Brenzett. Applegate Court will be found immediately before Appledore station on the right.

What3Words (Location): ///filled.reap.tadpoles

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

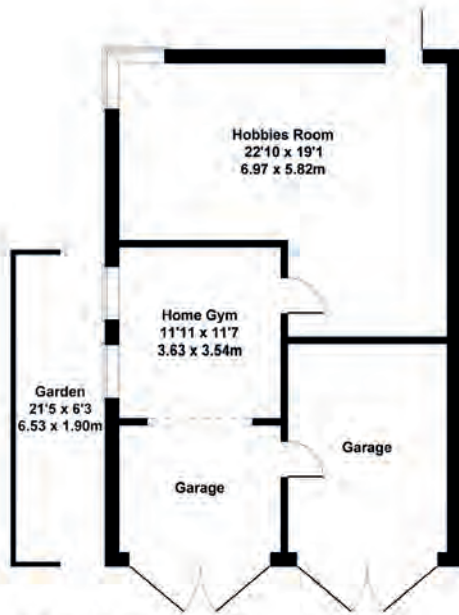
MOLONEYCOUNTRYPROPERTY.COM

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7 Applegate Court

Approximate Gross Internal Area
2540 sq ft - 236 sq m



OUTBUILDING

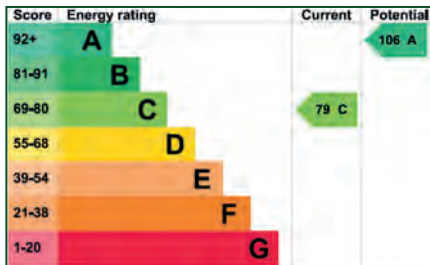


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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