

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is situated in the small picturesque village of Appledore, with views over the Military Canal. 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 old Church of St. Peter and St. Paul. Daily amenities include a village shop and Post Office, public house, tea shop and village hall as well as a nearby branch line rail service to Ashford where it connects with a high speed service to London St Pancras in 37 minutes. Tenterden is 6 miles to the north 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. Leisure facilities in the area in golf at Rye Golf Club (Camber) and Littlestone, Rye Lawn Tennis Club, Military Road has arguably some of the best grass courts in the country.

Canal View forms a small development of just 4 houses designed by local award winning architects RX (Rye). Presenting part brick and part cedar clad elevations beneath a pitched tiled roof. The high specification includes, heating via low energy/low carbon air source heat pump and solar panelling, underfloor heating throughout, bespoke joinery and kitchens by locally based companies, Neff kitchen appliances includes induction hob and Quooker boiling water tap, aluminium framed windows and sliding doors, oak flooring and bespoke oak staircase, built in wardrobes and storage cupboards throughout. Protek 10 year building warranty (balance remaining).

The accommodation comprises front door into the tiled **entrance hall** with oak staircase to the first floor.

**Living room** has a wood burning stove, oak flooring and full height windows to the rear and side with siding door opening out the garden. The **kitchen/dining area** has bespoke oak fronted units with granite work surface and splash backs. Tiled flooring and glazed roof over the dining area. Additional side window and full height windows and sliding door out to the garden. There is a **utility room** with built in cupboards and appliances with a **cloakroom** off.

**First floor landing** with oak panelling and stairs to the second floor.

**Bedroom 2** double aspect, built in wardrobes. **En suite shower room** comprising walk in shower, twin sink unit, w.c, window to rear. **Bedroom 3** has built in wardrobes, both bedroom 3 and 4 have windows to the front. **Family bathroom** comprising panelled bath, wash hand basin, w.c, window to side.

**Second floor landing** with deep walk in storage cupboard. Built in wardrobes and dressing table. **Bedroom 1** has a balcony with views over the Military Canal. **Shower room** comprising walk in shower, wash hand basin and w.c.

**Outside:** To the front there is a brick paved driveway providing off road parking for two cars and there is an electric charging point, log and bin store. Visitor spaces opposite. The main south west facing garden is to the rear overlooking the small canal with paved terrace and lawn beyond.

**Local Authority – Ashford Borough Council. Council Tax Band - F**

Price guide: £825,000 freehold

3 Canal View, The Street, Appledore, Kent TN26 2BQ



A detached four bedroom contemporary house overlooking the Military Canal being situated within the picturesque village of Appledore.

- Entrance hall • Living room with woodburning stove • Open plan kitchen/dining area • Utility room • Cloakroom
  - First floor landing • Bedroom 2 with en-suite shower room • Bedrooms 3 and 4 • Family bathroom
    - Second floor landing/dressing area • Bedroom 1 with balcony overlooking the Military Canal • Shower room
- Store room • Underfloor heating throughout via an air source heat pump and solar panelling • Double glazed • EPC rating B
  - Balance of a Protek 10 year building warranty

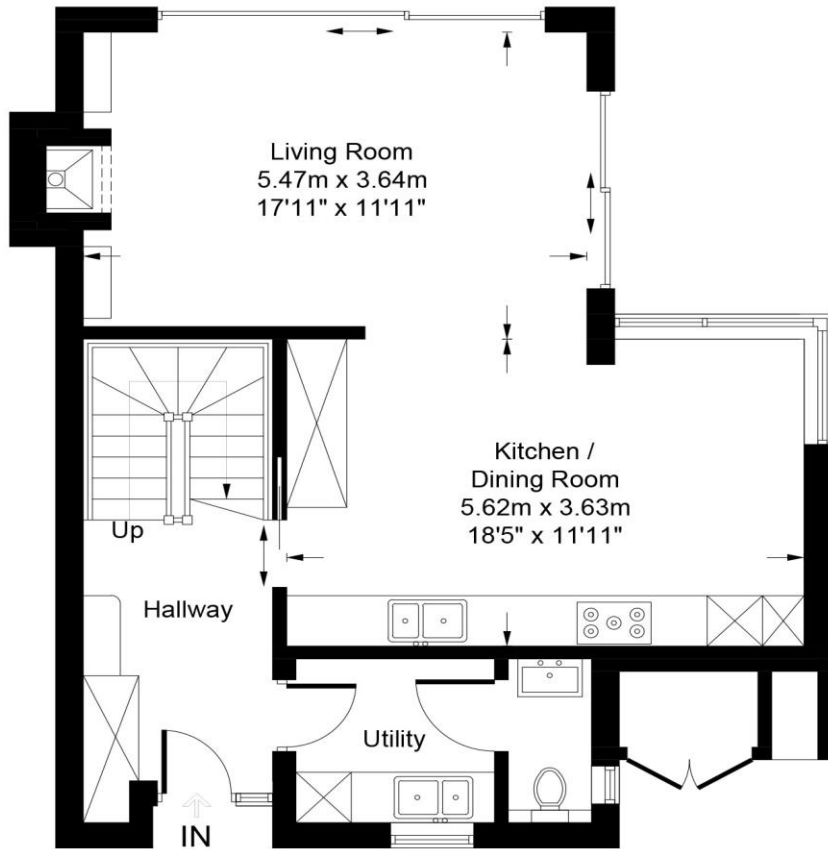




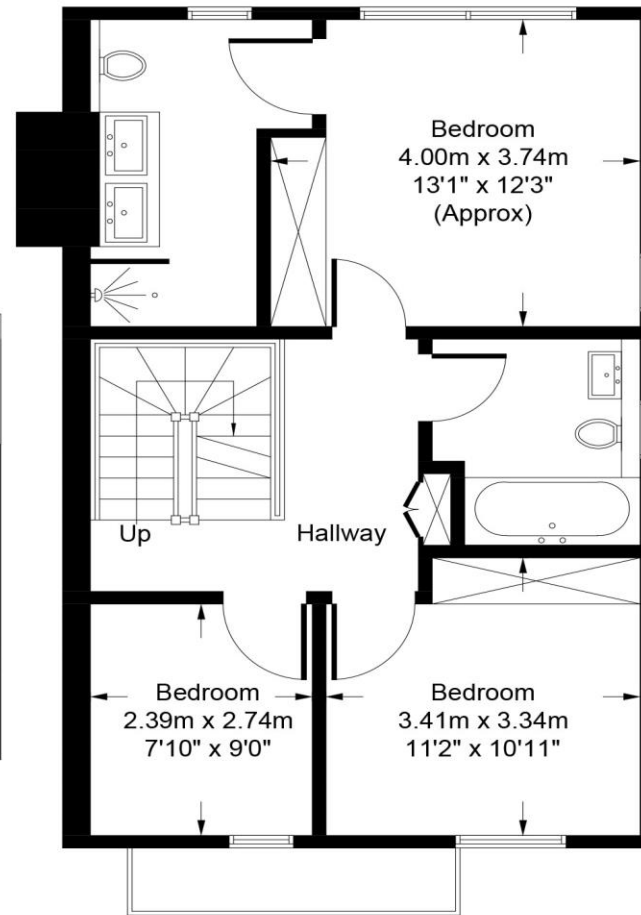
**Directions:** From Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted Appledore. At the end of the road, turn left at the T-junction where the drive to Canal View will be seen immediately on your right.

# Canal View, TN26

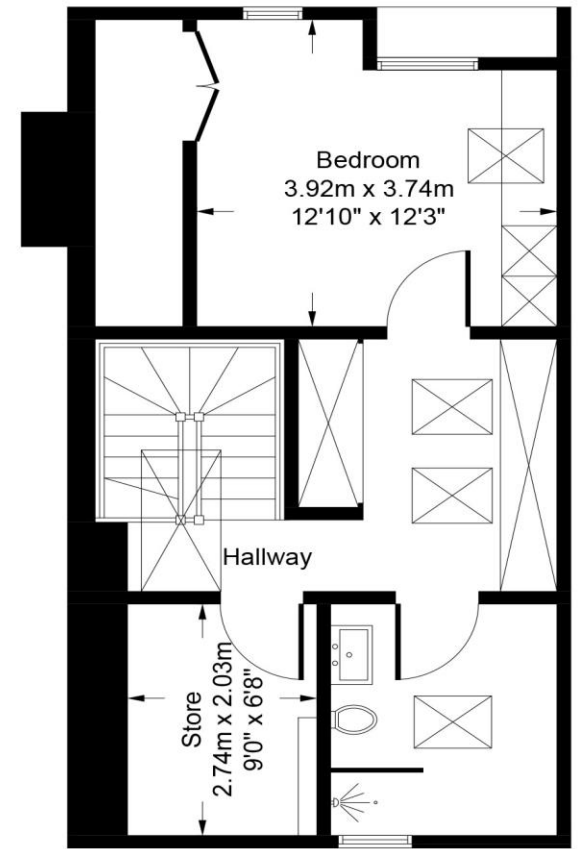
Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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