

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Situated in the village of Appledore, 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 (1.4 miles) to Ashford where it connects with a high speed service to London St Pancras in 38 minutes. There is a doctor's surgery at nearby Ham Street (5 miles). 6 miles to the north is Tenterden with its tree lined High Street, leisure centre, Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (6 miles) 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. The area is generally well served with nearby access to country and coastal walks including Camber Sands about 9 miles.

Forming one of only five detached properties within this small exclusive development by Court Developments completed in 2022.

The accommodation comprises front door into the **entrance hall**, oak flooring and underfloor heating throughout. Stairs rising to the first floor with built in cupboards under. **Main open plan living space** has a woodburning stove and bi-folding doors out to the rear garden with far reaching views. The **dining area** opens into the well appointed **kitchen** incorporating twin ovens, electric hob with integrated extractor fan, Belfast sink, wine fridge and dishwasher. **Utility room** has built in units with integrated sink, washing machine and drier.

Doors to the rear garden and integral garage. The family room and study both have windows to the front. **Cloakroom** comprising w.c and wash hand basin.

**First floor landing**, built in cupboard, doors to all bedrooms and family bathroom. **Bedroom 1** fitted with a range of built in wardrobes, window to the rear with far reaching views. **En suite bathroom** comprising panelled bath, separate shower cubicle, w.c built in cupboards and wash hand basin.

**Bedroom 2** window to the front with en suite shower room. **Bedroom 3** has views to the rear and Bedroom 4 an outlook to the front. **Family bathroom** comprises, panelled bath, separate shower cubicle, w.c built in cupboards and wash hand basin.

**Outside:** The property is approached via a shared driveway which leads to a gated private driveway with ample parking and access to the integral garage. The main lawned garden is to the side and rear measuring approximately 81'7 wide x 33'5 deep. The garden is enclosed by a post and rail fence and enjoys widespread south easterly views over the nearby marsh and farmland. The adjoining paddock which stretches down to the Military Canal is jointly owned by Nos. 1,2 & 3 Maple Place and amounts to approximately 2.2 acres (TBV).

Maintenance Costs: A maintenance company is responsible for grass cutting at a cost of £6 every 2 weeks and maintenance of common ground.

Insurance liability: £120 annually divided by 5 properties.

Accountants Fee: £500 annually divided by 5 properties

Field cut twice yearly: £100 divided by 3 properties.

Price guide: £995,000 freehold

3 Maple Place, Court Lodge Road, Appledore, Kent TN26 2BZ



A well appointed detached four bedroom house with integral garage situated within the village close to local amenities enjoying views to the rear across the Military Canal and farmland beyond.

- Entrance hall • Main open plan living/dining/kitchen • Utility room • Family room • Study • Cloakroom • First floor landing
- Bedroom 1 with en suite bathroom • Bedroom 2 with en suite shower room • Family bathroom • Integral garage
- Off road parking • Rear Garden • LABC 10 year warranty • EPC rating B
- Heating via Eco-Friendly Mitsubishi Air Source Heat Pump and solar panels



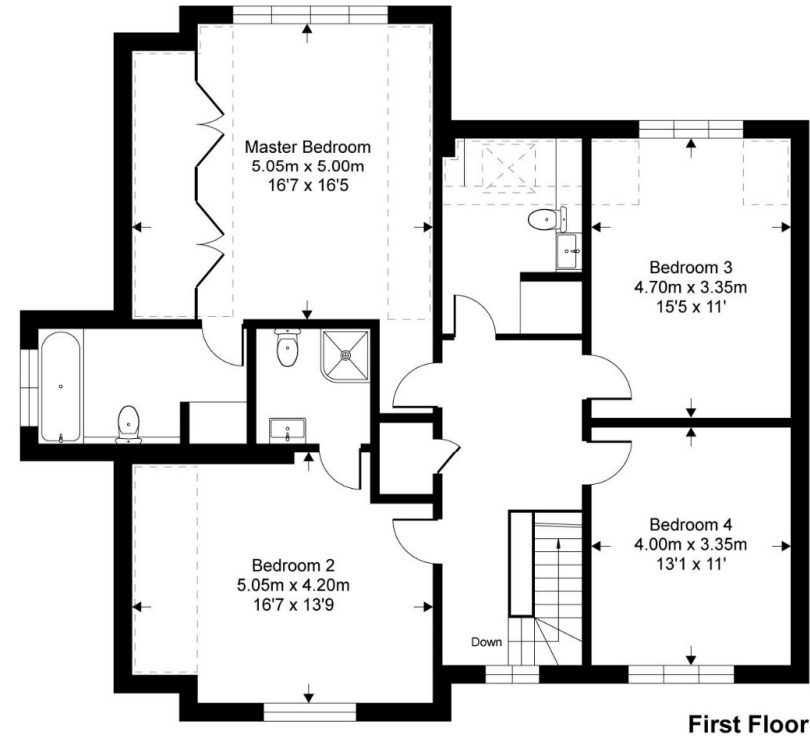
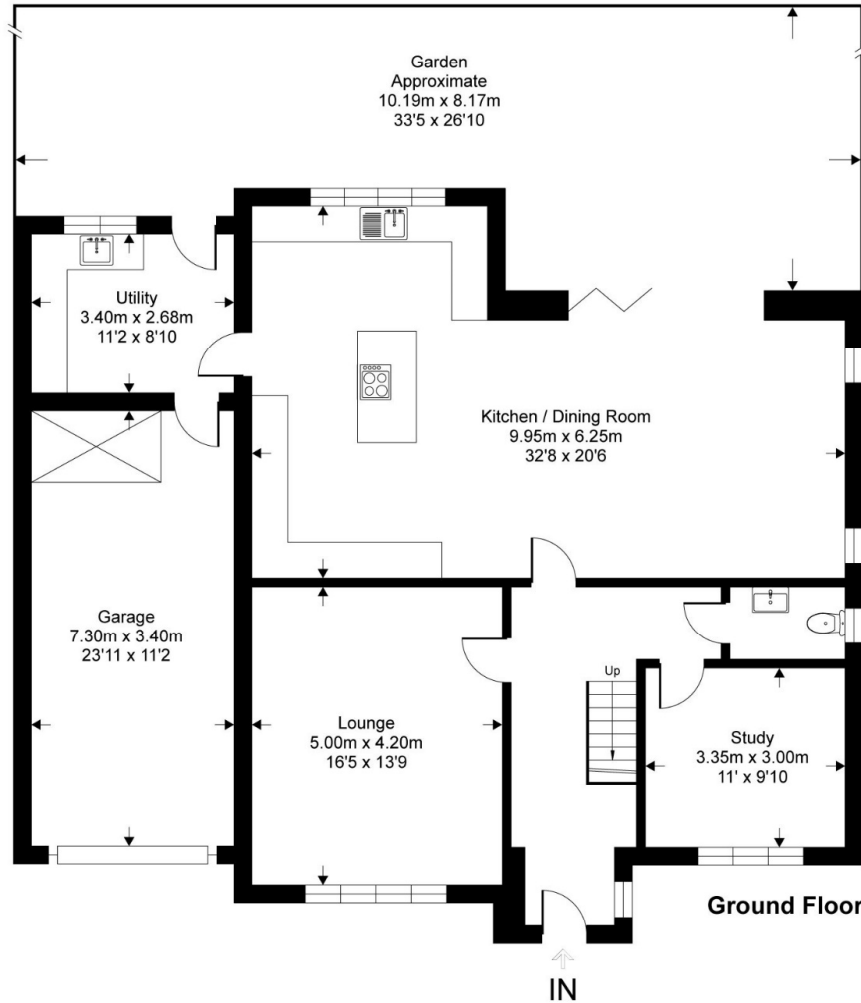


Services: Local Authority - Ashford Borough Council – Council Tax Band G  
Broadband – Available Ultrafast 1000 Mbps  
Predicted mobile phone coverage EE, O2, Vodafone  
Mains drainage, water and electricity. Flood Risk – Very low



# Maple Place

Approximate Gross Internal Area = 202.8 sq m / 2183 sq ft  
Approximate Garage Internal Area = 24.8 sq m / 267 sq ft  
Approximate Total Internal Area = 227.6 sq m / 2450 sq ft  
(excludes restricted head height)



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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