



**4 Station Villas,
Station Road, Appledore, Kent TN26 2DF**

4 Station Villas, Station Road, Appledore, Kent TN26 2DF Offers in excess of £435,000

Located on the outskirts of the pretty village of Appledore, this 4-bedroom attached Victorian cottage, originally built to house the railway workers from the station nearby, not only benefits from direct access to the famous Military Canal that runs from Hythe to Rye, but also boasts truly spectacular far reaching views across the Romney Marshes which simply take your breath away.

Adults and children alike will want to spend as much time as possible outside in the warmer months, fishing or boating on the canal and taking long relaxing dips in the hot tub while relishing the spectacular views, while in the colder months, they will be equally as happy to cosy up indoors in front of the roaring wood burner.

The house also benefits from off-street parking. The Cinque Port towns of Rye and Tenterden are approximately 7.5 miles distant by car and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. Viewing is highly recommended.

- Attached 4 bedroom / 2 bathroom cottage with a wealth of period charm
 - Truly stunning scenic views of Romney Marsh
 - Canal frontage with direct access & fishing rights
 - Terraced garden with views / off-street parking
- Short drive to coast and Rye. Choice of local schools including Grammars
 - Appledore mainline station just 2 minutes walk
 - High speed rail link from Ashford (13 miles)

SITUATION: 4 Station Villas is situated in a semi-rural location 1.6 miles from the lovely village of Appledore, which offers a good local store, post office, tearoom, public house with restaurant, village hall, parish church and recreation ground. As well as this, the surrounding unique, distinctive and very beautiful Romney Marsh landscape is on your doorstep and from the back garden, you can see right across the marsh to Warehorne and on a clear day, the Gusbourne vineyards and the beautiful castle at Lympne.

The picturesque coastline is also just a short drive away. The Cinque Port towns of Rye and Tenterden are approximately 7.5 miles distant by car and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There are a wide choice of schools in the area in both the state and private sectors. Appledore station, which is on the Rye to Ashford line, is just a 2-minute walk away.

www.warnergray.co.uk
info@warnergray.co.uk
Tel : 01580 766044

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The accommodation comprises the following with approximate dimensions : KITCHEN / DINING ROOM 20' 1" x 10' 5 max". A door at the side of the house leads into this lovely room which has a real country cottage feel. Not only are there a number of fitted units with wood worktops and a useful breakfast bar, there is also room for free standing furniture which really helps to make this room feel homely and lived in. But it is the view from the back window above the Butler sink which really grabs your attention and would certainly make washing up a joy rather than a chore! Space for dish washer, washing machine and fridge / freezer. Gas hob fed by calor gas bottles. Slate effect tiled floor. Open doorway to sitting room.

SITTING ROOM 21' 3" x 14' 3 max". This spacious room currently serves two different functions. One half is the cosy sitting area where a large bay window and fireplace with inset wood burner make lovely focal points.

The other end, which has the staircase leading to the first floor, is a music room cum study, but could be incorporated into the sitting area if desired. French windows to the rear give uninterrupted views of the marsh and access to the decked patio beyond. Two built-in cupboards, one housing the boiler and hot water cylinder. Doors to front porch and bathroom.

BATHROOM This good size bathroom has a lovely 'seaside' feel and comprises: bath with mixer tap; pedestal wash hand basin and low level w.c.

Stairs from the ground floor lead to a long **FIRST FLOOR LANDING** which gives access to all the rooms on this floor and to the staircase to the second floor. Loft access. Built-in cupboard.

BEDROOM 1 14' 3" x 9' 8 max" A spacious double bedroom with plenty of room for free standing storage.

BEDROOM 2 10' 6" x 10' 1 max" This room could serve as a double if required. Windows with views to two sides.

BEDROOM 3 10' 6" x 9' 9 max" Currently with bunk beds, this room could take a double if required. Amazing views to the rear.

SHOWER ROOM A modern shower room with an incredible view! Large walk-in shower: basin on wash stand with storage below; low level w.c.

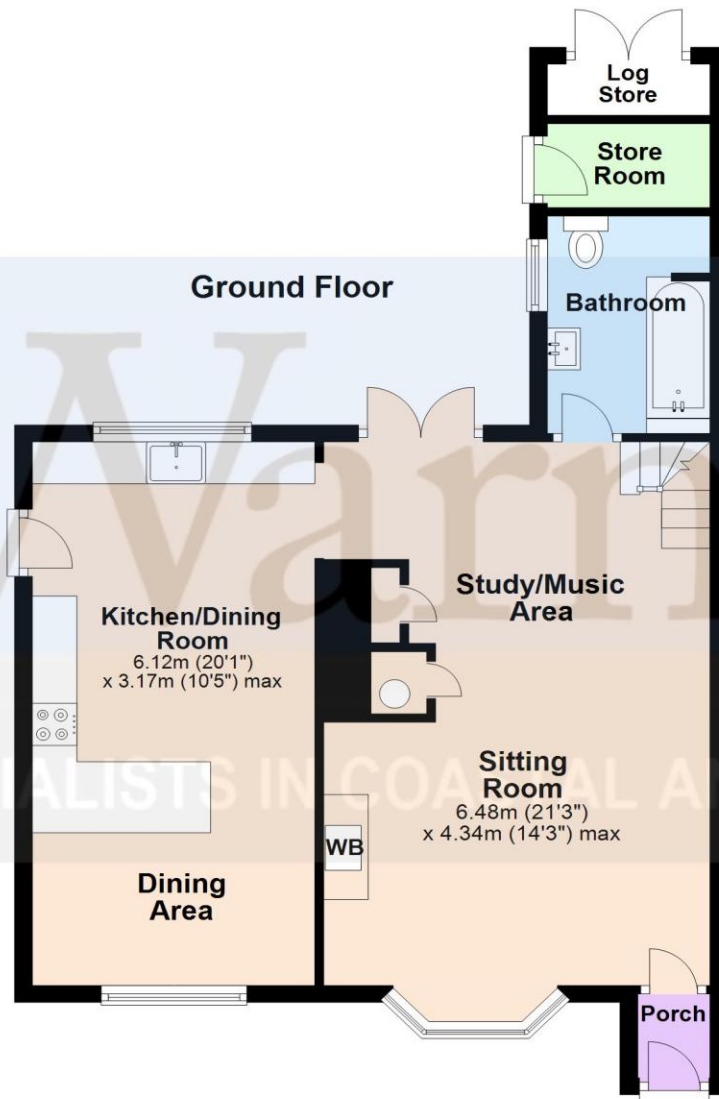
SECOND FLOOR BEDROOM 14' 4" x 14' 4 max" This useful attic room has enormous potential and could serve a number of different uses.

Currently set up as a double bedroom, it would also make a lovely home office, snug, hobby room or teenage den. The long picture window to the front gives a wonderful vista over the countryside towards Walland Marsh. Built-in cupboard.

OUTSIDE As you approach 4 Station Villas over the driveway that provides off-street parking for at least two cars, you are struck by the spectacular uninterrupted views over the Military Canal and marshes towards Warehorne. The garden, which is terraced, is a nature lover's haven. Not only are there sheep grazing for as far as you can see, the canal provides an abundance of wildlife visitors which means there is always something to watch. And why not do that from the luxury of the hot tub has a setting that can be second to none. In addition, two terraces at the back of the house lend themselves perfectly to entertaining and relaxation. The lower level of the garden gives direct access to the canal. A perfect place to spend peaceful summer days. Please note the hot tub is available by separate negotiation.

SERVICES Mains water and electricity. Oil fired central heating. Private drainage. EPC: F. Local Authority: Ashford Borough Council. NB: We understand that fibre optic is available in the area. **AGENTS NOTE** We are advised that the landscape to the rear of the property has a formal conservation designation as a Site of Special Scientific Interest (SSSI). We also understand that the canal is maintained by The Environment Agency and that this property has fishing rights on it (tbc).





Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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