



**High Hopes,
Redbrook Street, Woodchurch, Kent TN26 3QR**

High Hopes, Redbrook Street, Woodchurch, Kent TN26 3QR Guide Price £550,000

Enjoying a lovely rural setting on the outskirts of the pretty village of Woodchurch, just a short drive from Tenterden, this attached 3 bedroom property, now in need of some modernisation, is perfect for buyers who appreciate having peace and quiet whilst still being close to good local amenities.

Originally thought to have been built in the 1920's, this semi-detached property, which has been a much loved home by the same family for over 40 years, now offers much in the way of potential. There is scope here to either update the house as it stands or extend the current property's footprint, subject of course to any necessary permissions. At present, the layout includes an enclosed porch, large sitting / family room with wood burner, separate dining room, spacious kitchen / breakfast room, utility area, cloakroom, lean-to conservatory, three bedrooms, generous bathroom and two garages cum workshops.

The property is situated in a rural, yet not isolated position, surrounded by beautiful countryside. It is approached over an existing driveway where there is parking and turning for a good number of vehicles to the front of the house and garaging, and to the rear is a good size garden, bordered on one side by a neighbour's paddock where horses gently graze. Viewing is highly recommended to appreciate what this property and its location have to offer.

- Semi detached 3 bedroom unlisted period property
- In need of modernisation / potential to extend (stpp)
- Driveway providing ample parking and two garages / workshops
- Good size garden bordered by grazing paddocks on one side
- Accessible rural location close to good local amenities
- Towns of Tenterden and Ashford 5 & 8 miles distant
- Wide choice of good local schools including Grammars
- High speed rail link to St Pancras from Ashford
- Glorious countryside on doorstep. Far reaching views. On onward chain

SITUATION: "High Hopes" is situated in a lovely rural location along a country lane on the fringes of the historic village of Woodchurch where there is a friendly village community and good local facilities including a general store and newsagents, butchers, primary school, doctor's surgery, two public houses, an ancient church and many clubs and societies. More comprehensive amenities can be found in the nearby towns of Tenterden and Ashford, approximately 5 and 8 miles distant respectively. There are a wide variety of schools in both the state and private sector, and this property also comes within the catchment for the Ashford Grammar Schools. For travel to London, Ashford offers the high speed rail link to St Pancras.

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The front door opens into a useful **ENCLOSED PORCH** perfect for cloaks and boots storage.

SITTING ROOM 26'1 x 17'5. A door from the front porch opens into a large sitting room space partially sub divided by two pillars and the staircase to the first floor. The snug area to the front has a bay window and stone fireplace with wood burner, making it a cosy space, while the space to the back of the room is more open and could serve a number of different functions including as a family sitting space or dining area. Feature fireplace. Door to

INNER HALL and LOBBY link the large living area at the front of the house to the dining room in the middle, and kitchen / breakfast room at the back.

DINING ROOM 13'11 x 12'0. An iron partition door opens from the inner hallway into a reception room, currently set up as a formal dining space. Brick open fireplace.

KITCHEN / BREAKFAST ROOM 12' 7 x 12'4. A good size room with fitted units to two walls and space for a table and chairs. Sink unit with double drainer. Space for free standing cooker and fridge. Double doors and windows at the back give access to the lean-to conservatory and views over the garden beyond.

Further doors on either side of the room lead to the utility area and garage / workshop.

UTILITY ROOM 7'3 x 4'1. A useful storage area situated next to the kitchen. Space for a washing machine, dryer and additional white goods. NB: We understand that there are waste pipes in place for a wet room to be installed in this area if desired. Door to

CLOAKROOM Comprises wash basin, WC and Worcester Boiler.

LEAN-TO CONSERVATORY 13'2 x 8'4. The lean-to at the back of the kitchen, which has been used as a sun room and storage, is in need of some repair. Double doors open onto the back garden.

GARAGE / WORKSHOP 23'11 x 11'3. Adjacent to the kitchen is this useful garage / workshop space. Up and over door to the front and internal double doors open into the second garage / workshop. 32'9 x 12'10 A long garage / workshop space with up and over door to the front and door onto the garden at the back.

Stairs from the ground floor lead to a long **FIRST FLOOR LANDING** which gives access to all the rooms on this floor. Hatch to boarded loft.

BEDROOM 1 12'6 x 12'6. A good size double bedroom with built-in storage and window to the front giving lovely countryside views.

BEDROOM 2 12'6 x 9'11. Double bedroom with window to the side giving views over the neighbouring horse paddocks.

BEDROOM 3 9'8 x 7'10. Single bedroom with lovely countryside views.

BATHROOM A generous bathroom with part sunken bath with shower over, pedestal wash basin and WC. Large airing style cupboard, which can also be accessed from the landing.

OUTSIDE "High Hopes" is approached through double gates, which lead onto a brick paved driveway providing plentiful parking and turning in front of the house and garaging. To the rear of the property is a good size level garden laid mainly to lawn which is bordered on one side by horse grazing paddocks that belong to the neighbouring property. Timber shed and greenhouse.

SERVICES Mains: water, electricity and gas. Private drainage. Fast Fibre Broadband. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: E.





Total area: approx. 209.8 sq. metres (2257.9 sq. feet)

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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