



**2 Stonebridge Cottages,
Woodchurch, Kent TN26 3SL**

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Guide Price £535,000

2 Stonebridge Cottages offers the opportunity to purchase a wonderful 3 double bedroom attached cottage with beautiful gardens, studio, parking and potential for extension, situated within the sought after village of Woodchurch, and within easy reach of the towns of Tenterden and Ashford.

This lovely unlisted period property, part of the original Stonebridge Inn, has undergone extensive sympathetic refurbishment and extension by the current owners and now offers a stylish blend of modern living and period charm, which has a layout and design to suit any number of different buyers. Although the current accommodation is surprisingly spacious, there is recent lapsed planning consent for a two storey side extension which offers the potential to increase the footprint of the cottage and for someone to put their own mark on it, subject of course to the necessary current permissions.

Outside, there are more good surprises in store. To the side of the house is an off-road parking space, behind which double gates open onto an area at present providing additional parking. To the rear of this is the pretty landscaped cottage garden that is perfectly in harmony with the feel of the cottage and has plenty of space for the enjoyment of children, pets and gardeners alike. An added bonus is the purpose built outbuilding at the end of the garden which has been used as a home office, but could provide studio or hobby space, or simply be somewhere to sit, relax, sip a G and T and enjoy the garden.

- Beautifully presented 3 double bedroom accommodation
- Modern extension / potential for further extension (stpp)
- Spacious sitting room with fireplace and woodburning stove
- Light, bright kitchen / breakfast room with garden views
- Lovely south east facing garden with detached studio / office
- Off street parking for up to four cars to side of property
- Walk to the village centre / Tenterden & Ashford a short drive away
- Wide choice of local schools including Ashford Grammars
- High speed rail to St Pancras from Ashford

SITUATION: The cottage is situated within walking distance of the centre of this thriving village, famous for its beautiful village green. Amenities include a general store newsagent and post office, two village pubs, butcher, garage, Doctor's Surgery, Church and Primary School. There are a number of active clubs and societies catering for all ages and the village is surrounded by beautiful countryside where there are many good walks to enjoy. There is a good selection of schools both state and independent, and Woodchurch is within the catchment for the well-regarded Ashford Grammars (Highworth and Norton Knatchbull). Ashford International Station offers the high-speed service to London St Pancras (a journey of about 37 minutes).

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The front door opens into a most welcoming and deceptively spacious **SITTING ROOM** 19'6 x 12'11 which has a warm, inviting feel. An exposed brick fireplace and wood burner give a cosy focal point. Oak floor. Staircase to first floor.

DINING ROOM 11'5 x 9'11. This good size reception room, currently used as a formal dining room, could be utilised in a number of different ways. Oak floor. Feature Victorian fireplace.

This **LOBBY AREA** 7'8 x 6'6. connects the old part of the cottage with the new. Space for free standing storage. Door to outside.

UTILITY / BOOT ROOM 7'7 x 7'2. This incredibly useful room has plenty of storage space for cloaks, shoes and bags. Worktop with space for washing machine and dryer under.

A generous **CLOAKROOM** with WC and basin with storage under. Built-in pine wall cupboard. Space for free standing storage.

KITCHEN / BREAKFAST ROOM 14' x 12'1. The light, bright kitchen / room, which is part of the modern extension to the cottage, is both beautiful and functional. There are a range of shaker style units with worktops and Butler sink.

Rangemaster oven with extractor above. Space for American style fridge/freezer and dishwasher. Full height picture windows to the side give views over the lovely garden beyond and a door to the rear gives access to it.

FIRST FLOOR A staircase with oak bannister and cupboard below leads to a **LANDING** which gives access to all three bedrooms and the family bathroom. Large built-in cupboard.

BEDROOM 1 11'10 x 10'5. A good size double bedroom with built-in storage to one wall, feature fireplace to the other and **EN-SUITE SHOWER ROOM** comprising a shower cubicle with bi-fold door, WC and wash basin.

BEDROOM 2 18'6 x 7'9. Previously two rooms, this large double bedroom makes a perfect teenage den and has windows to two sides and a built-in wardrobe.

BEDROOM 3 10'5 x 10'3. A double bedroom with feature fireplace and built-in wardrobe.

BATHROOM A modern bathroom suite comprising: P-shaped bath with shower over; wash basin, WC and heated towel rail. Built-in storage cupboard.

OUTSIDE The front of the property is well screened by a mature hedge, to the side of which is off-street parking for one vehicle. Double gates lead you through to a gravelled area, currently used for additional parking of up to three cars. To the rear of this is a pretty screened patio area, which makes a sunny place to eat or sit and have your morning coffee.

The garden itself, which is south east facing, is surprisingly large and beautifully landscaped with cottage style plants that are perfectly in keeping with the feel of the property. A path leads down the side of the lawn to a purpose built outbuilding which could be used as a home office, summerhouse, studio or retreat.

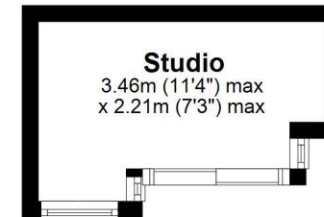
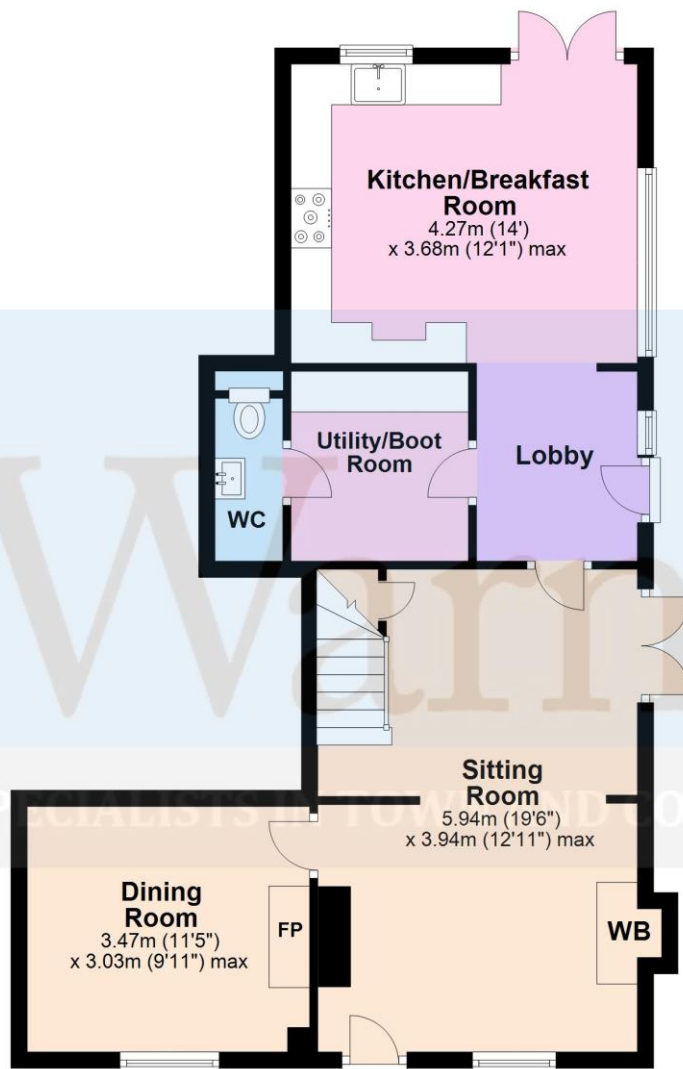
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: D. Location Finder what3words: share.prank.memo

Planning Application Planning permission was granted in August 2019 for the erection of a part 2 storey / part single storey side extension and paving of front garden to form parking area. Further details can be found on the Ashford Borough Council website under application number: 19/00966/AS. Please note that this permission is no longer valid and anyone wishing to reinstate it would have to apply for planning permissions again.



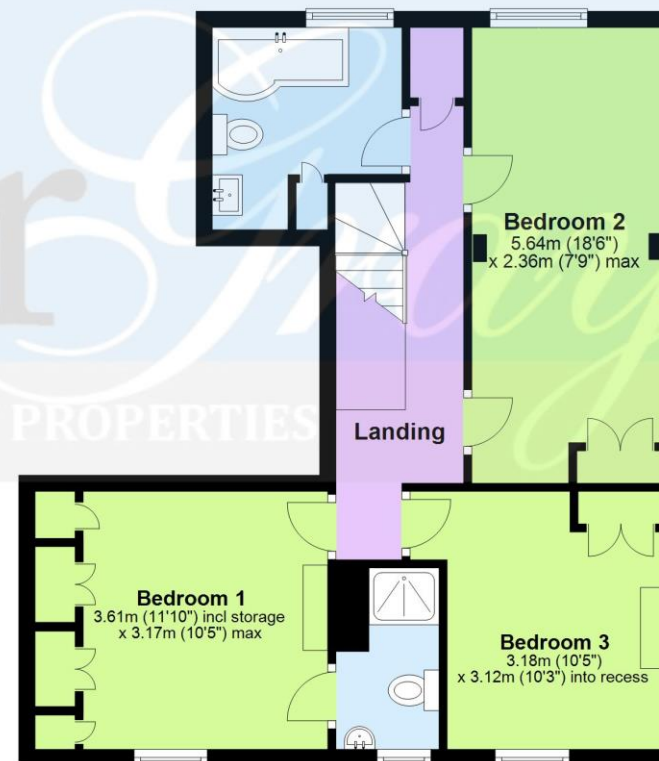
Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 120.0 sq. metres (1291.7 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.



