



Rheewall Cottage ,
Station Road, Appledore, Kent TN26 2DE

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Guide Price £650,000**

Located in a semi-rural location on the outskirts of the pretty village of Appledore, this idyllic 3 double bedroom unlisted detached cottage, which boasts truly spectacular far reaching views across Romney Marshes, will quite simply take your breath away and must be viewed to be fully appreciated.

Lovingly and stylishly renovated and extended 5 years ago, this beautiful cottage offers the best of both worlds as it retains all of the character and warmth you would expect in a period rural retreat while offering a fully refurbished home with all the comforts expected for modern living.

To the ground floor, there is a wonderfully spacious sunny kitchen / breakfast room with bi-folds which open onto a south facing deck, a cosy sitting room with working fire, an intimate dining room and utility cum cloakroom;

and to the first floor, a luxury bathroom and three good size double bedrooms, one of which has a Juliet balcony giving glorious uninterrupted views across the marshes towards Camber.

This property also benefits from ample off-street parking, a timber garage and separate piece of land which gives direct access to the famous Military Canal. The Cinque Port towns of Rye and Tenterden are 6.5 miles distant by car and offer a wide selection of amenities.

Detached unlisted 3 double bedroom cottage.

Extended and completely renovated in 2017

Stylish interior with a wealth of period charm.

Truly stunning scenic views of Romney Marshes Gardens with south facing decked terrace and views.

Additional land with direct access to Military Canal

Garage and driveway providing off road parking. Cinque

Port towns of Tenterden & Rye 6.5 miles distant

Good choice of local schools including Grammars

Appledore Station is about a mile away connecting to the Ashford line

SITUATION Rheewall Cottage is situated in a semi-rural location on the outskirts of the historic 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. From the decked terrace at the back of the cottage you can see right across Walland Marsh towards Camber, and from the bonus piece of land on the opposite side of the road, the views extend across the Military Canal and marshes to the Gusbourne vineyards. The picturesque coastline is also just a short drive away. The Cinque Port towns of Rye and Tenterden are 6.5 miles distant by car and offer a wide selection of shops, banks, restaurants and leisure amenities. There are a wide choice of schools in both the state and private sectors and this property comes within the catchment for the well regarded Ashford Grammar schools. Appledore Station one mile away connecting to the Ashford and the High Speed line to London with a commute time of just over an hour to St Pancras.



The accommodation comprises the following with approximate dimensions: **KITCHEN** 22' 6" x 12' 0". With its modern country shaker style kitchen and breath-taking views, this spacious, sunny room which accommodates both sitting and dining spaces, really is the hub of this home. The kitchen has a range of grey coloured units with granite worktops and double Butler sink. Range oven and American style fridge/freezer (by separate negotiation). Integrated dishwasher. A large island unit makes good use of the space and provides a great deal of additional storage. Bi-fold doors across the rear of the dining area give access to the south facing decked terrace. Open doorway to dining room.

DINING ROOM 11' 7" x 11' 4". This lovely room sits between and is partly open to the kitchen and the sitting room, making it a sociable space, ideal for entertaining and family gatherings. It would also work equally well as a study or home office (NB: There is Superfast Broadband to the property).

SITTING ROOM 11' 11" x 11' 2". With its beautiful working fireplace, this inviting room is perfect for cosy nights by the fire. Stairs to the first floor divide this room from the dining room.

REAR LOBBY 8' x 5'2. This useful area, which gives access from the kitchen to the utility / cloakroom and back garden, is perfect for muddy boots and dogs!

Spacious **UTILITY ROOM / CLOAKROOM** 11'10 x 7'2 which is bursting with character. Bespoke wooden worktop with storage and space for a washing machine below and stone Butler sink on top. Low level WC. Space for free standing storage and white goods. Boiler.

FIRST FLOOR LANDING Stairs from the ground floor lead to a small landing that gives access to all the rooms on the first floor.

BEDROOM 1 12'10 x 12'6. A beautiful sunny, airy bedroom with vaulted ceiling and Juliet balcony giving amazing views across Walland Marsh towards the coast. The south facing aspect means that it is a glorious spot to relax during the day as well as at night.

BEDROOM 2 12'6 x 12'6. A spacious double with window to the front giving views over Romney Marshes.

BEDROOM 3 12'10 x 12'6. A good size double bedroom with window to the front and large open storage area.

A modern traditional style **BATHROOM** comprising freestanding copper bath with mixer tap and handheld shower attachment; glass screened walk-in shower; antique vanity unit with two basins and storage under; heated towel rail / radiator and WC. Room for freestanding storage. A window to the rear gives incredible marsh views while a Velux window in the vaulted ceiling brings in lots of natural light.

OUTSIDE As you approach Rheeswall Cottage over the driveway that provides parking for several cars, you are immediately struck by the spectacular uninterrupted views over the marshes towards the wind turbines at Camber sands. There is also a timber garage with light and power connected and a driveway on the opposite side of the cottage which could provide two further parking spaces if needed. A south facing decked terrace at the back of the house has incredible views and is the perfect place for sun worshippers. For the more active, there are many good walks over the marshes which can be directly accessed from the rear of the property and for nature lovers, this cottage also benefits from a strip of land (circa 0.3 of an acre tba) on the opposite side of the road which gives direct access to the canal and is a haven for wildlife visitors. For those looking to live the good life, this piece of land supports a number of fruit trees and is presently home to a few lucky hens.

AGENTS NOTE: We are advised that the landscape behind the Military Canal 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

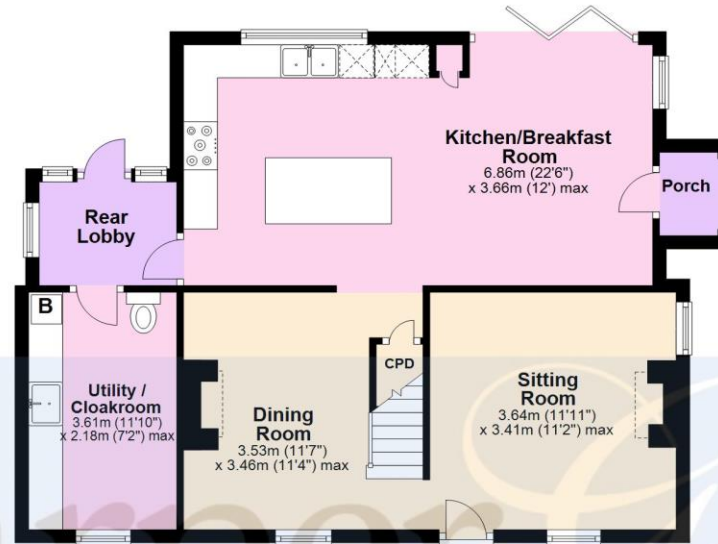
SERVICES Mains water and electricity. Oil fired central heating. Private Marsh Ensign sewage treatment plant for drainage. Superfast Broadband. EPC Rating: E. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: crackled.scuba.stags
Viewing though WarnerGray 01580 766044



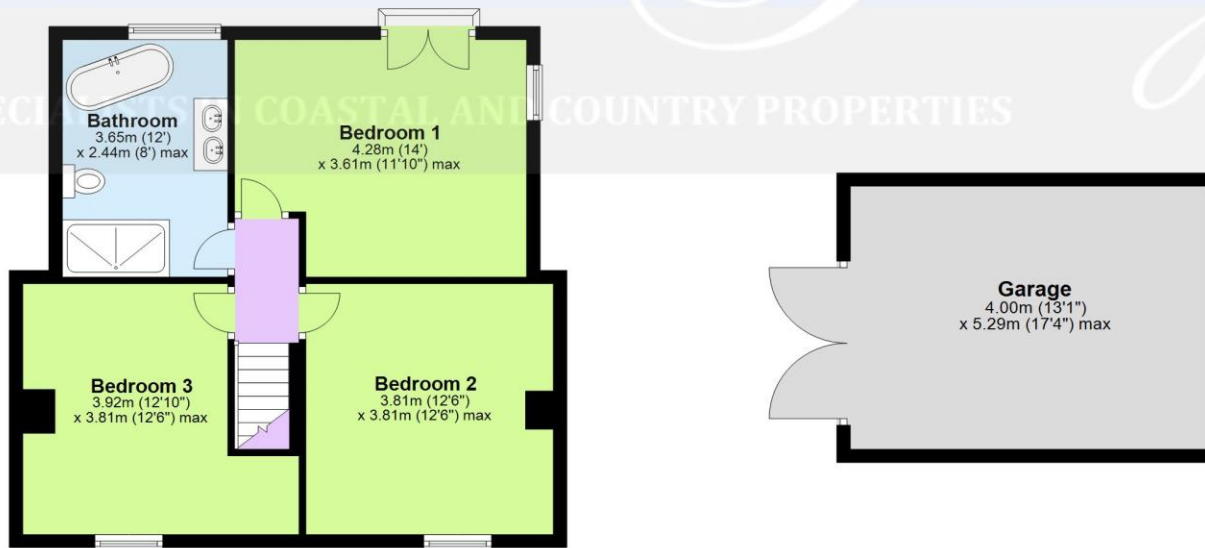
Ground Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



First Floor

Approx. 76.6 sq. metres (825.0 sq. feet)



Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

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



