



Sunset Lodge,
Appledore, Kent TN26 2BJ

**Sunset Lodge,
Woodchurch Road, Appledore, Kent TN26 2BJ
Guide Price : £1,250,000**

Situated in a tucked away, elevated position with stunning countryside views, Sunset Lodge offers a rare and exciting opportunity to purchase a substantial 5 double bedroom family home with a large garden and enormous potential for flexibility of use, in a most enviable location close to the sought-after villages of Appledore and Woodchurch.

The stylish interior has been designed to take advantage of the views over the gardens with beautifully presented accommodation bathed in natural light from the large windows creating wonderful entertaining areas with a modern look and feel throughout.

If desired, its adaptable layout would certainly allow for the creation of two separate living spaces (stp), ideal if you are a family with more than one generation living together.

In addition to the main house, there are a number of extensive outbuildings including a detached garage which has planning permission to be converted into a two bedroom annexe.

- Substantial detached 5 bedroom family home
- Detached garage with planning conversion for conversion to Annexe
 - Enormous scope for flexibility of use / dual occupancy
 - Outbuildings providing workshop space & storage /
 - Wonderful, far-reaching countryside views
 - Short drive to cinque port towns of Tenterden & Rye
 - High speed rail link from Ashford

SITUATION : The property is situated on the outskirts of the village of Appledore, whose amenities include a local store, post office, tearoom, public house, village hall, parish church and recreation ground. The renowned Gusbourne Vineyard is nearby. The Cinque Port towns of Rye and Tenterden are approximately 7 and 6 miles distant and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There is 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 2.8 miles away. The mainline station at Ashford (approx. 6 miles) offers regular high-speed services to London St Pancras, a journey of approximately 37 minutes. The surrounding unique, distinctive and very beautiful Romney Marsh landscape, nearby Royal Military Canal and picturesque coastline offer many wonderful opportunities for walking, cycling, golf and watersports.

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ACCOMMODATION (SEE FLOOR PLAN FOR ROOM SIZES)

With its large, flexible layout, good sized grounds and extensive outbuildings, this property could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy the "good life".

This beautifully presented, individually designed home has a lovely established modern country feel. The exterior still reflects a Kentish vernacular design and sits comfortably in its plot and rural context, while the inside has a contemporary feel, with light, generous rooms having been designed with modern living in mind.

The heart of this home is most definitely the fabulous open plan living area, the size of which makes this an incredibly flexible, sociable space where a family can cook, eat and relax together. Two sets of bi-fold doors link this space beautifully with the garden beyond.

On the ground floor, there is also a separate sitting room, large entrance hall, cloakroom, utility, good size study and a further reception room / family room which could be used for a number of different functions.

The five bedrooms on the first floor are all good size doubles, but it is the principal suite, with its impressive bedroom, contemporary en-suite shower room and Juliet balcony giving stunning countryside views that really has the "wow" factor.

Two of the remaining bedrooms on this floor have en-suite shower rooms with the third bedroom also having a Juliet balcony, while the other two bedrooms are served by a separate family bathroom.

OUTBUILDINGS (SEE FLOOR PLANS FOR DIMENSIONS)

There are a number of outbuildings. To the front there is a double garage which benefits from planning permission to be converted into a two bedroom Annexe.

To the rear of the property is a very useful timber outbuilding with shower room which has masses of potential and could provide home office or annexe space, or even possible commercial income as a holiday let or Air B & B, subject of course to the necessary permissions.

At the end of the garden are three further timber outbuildings providing good amounts of square footage for storage.

OUTSIDE Set within the heart of the beautiful Kent countryside with wonderful far reaching views to the rear and grounds of circa 0.75 of an acre (unmeasured in total), this property enjoys a lovely rural position and yet is still within easy reach of all the local amenities.

Sunset Lodge is approached up a slight incline onto a driveway that provides plentiful parking in front of the house and garaging. The large mainly lawned grounds to the rear provide a haven for children and gardener's alike. But it is the amazing countryside views and glorious sunsets from the end of the garden that take your breath away and in order that you can fully appreciate both, the current vendors have built a viewing platform, ideal for those evening G and T's!

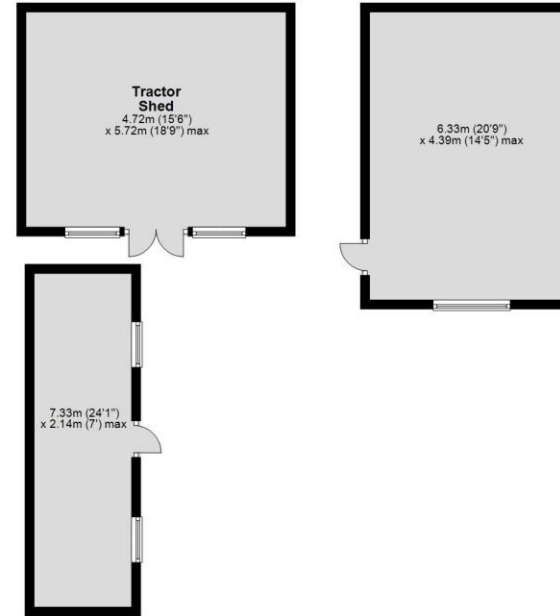
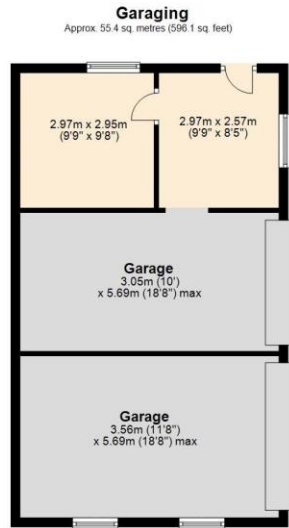
SERVICES Mains water and electricity. Oil fired central heating. Private drainage. EPC: C. Local Authority: Ashford Borough Council.

LOCATION FINDER What3words: washed.groom.shepherds

VIEWING Through WarnerGray 01580766044



Outbuildings
Approx. 70.5 sq. metres (758.6 sq. feet)



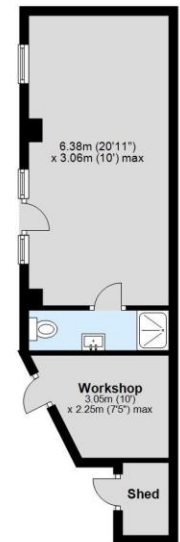
Ground Floor
Approx. 172.8 sq. metres (1860.3 sq. feet)



First Floor
Approx. 172.5 sq. metres (1857.0 sq. feet)



Outbuildings / Workshop
Approx. 30.3 sq. metres (326.1 sq. feet)



Total approximate area of house 3,717 sq ft in total

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.

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