

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Situated in the Conservation Area of Appledore, a small picturesque village with a long history. Once a coastal town and port with river access inland, nowadays, this is a pretty, well kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St.Peter and St.Paul. Daily amenities including a village store, public house, tea shop and village hall as well as a branch line rail service to Ashford where it connects with a high speed service to London St Pancras in 37 minutes and from there to the Eurostar service to the Continent. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with its tree-lined High Street, leisure centre and Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (6 miles) with its historical associations and medieval architecture. Schools in the area include The Marsh Academy in New Romney together with the Folkestone School for Girls, The Harvey Grammar School for boys, Norton Knatchbull Grammar School for boys and Highworth Grammar School for girls both in Ashford. Access to coastal bathing beaches is at Littlestone, where there is also an excellent links golf course and at Camber, both about 9 miles.

An impressive, attached Grade II Listed Queen Anne Revival style C19th period property with slightly later additions influenced by the Arts & Crafts Movement, affording well proportioned, stylish living accommodation over three levels, as shown on the floor plan. The appealing asymmetrical front elevation has fine, warm brickwork with a double height projecting bay window with Tudor timbering and decorative fascia boards, together with a round headed window, dentilled wooden eaves cornice and a pediment porch, all beneath a pitched peg tiled roof with two gable dormer windows. The property has been sensitively refurbished in recent years and retains many original features of the period.

The property is approached via a wrought iron gate and tiled threshold leading to a portico entrance with a paneled front door opening into the kitchen, which overlooks the side garden and has fumed oak flooring, Georgian style painted cabinetry comprising cupboards and drawers, open display shelving, hardwood work surfaces, a glazed double bowl sink with mono hose tap, an integrated dish washer, built in fridge freezer, stainless steel range cooker with filter hood and metropolitan tiled splashbacks. An open doorway leads to the rear hall, which has the original tiled floor, storage cupboards and a door to outside. The living/dining room has a large box bay window with a full height opening casement to the front garden, exposed antique floorboards, dado height panelling to all walls, a deep walk in storage cupboard and an open fireplace with exposed brick surrounds and hearth with a fitted wood burning stove.

On the first floor, the landing has stairs off to the second floor. The master bedroom has a large bay window with views of the village, a custom made range of fitted wardrobe cupboards to one wall and a fireplace with a moulded surround. The shower room has a tiled floor and surrounds and contemporary fittings comprising a Matki walk-in shower and Philippe Starck designed white china back to wall WC and pedestal wash basin. In addition there is a storage cupboard housing the Heatrae Sadia electric boiler for the wet central heating system. On the second floor, bedrooms 2 and 3 have a dormer window to the front with views along the village. The bathroom has a tiled floor and white china fittings comprising a bathtub with attachment, WC and wash basin.

Outside: To the front is an intimate container garden with a small dining area, flagstone paving, mature wisteria and a raised planter with verdant evergreens all enclosed by iron railings with arrow-head shafts. The small side garden has vertical planting including a pear tree and a further seating area. Garage: Available on a long term rental agreement by way of a licence from The Crown Estate. Currently £300 per annum which includes a driveway which can accommodate two cars.

Guide price: £550,000 Freehold

The Well House, 4 Court Lodge Road, Appledore, Kent TN26 2DD



An impressive Grade II Listed Queen Anne Revival style period property with later additions influenced by the Arts & Crafts Movement, affording well proportioned, stylish living accommodation over three floors in the Conservation Area of the picturesque village of Appledore.

- Portico entrance • Hall • Open plan living/dining room • Kitchen • Master bedroom with adjacent shower room
  - Two bedrooms with adjacent bathroom • EPC rating E
- Container garden with seating area • Leasehold garage with parking

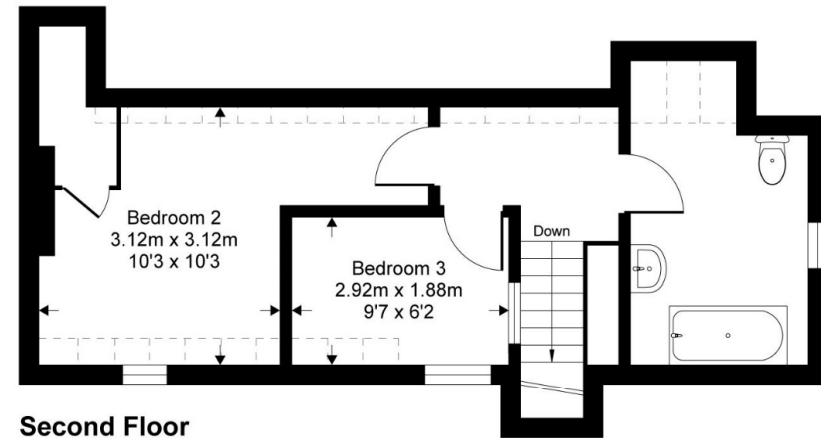


Local Authority: Rother District Council. Council Tax Band D  
Services: Mains electricity, water and drainage.  
Predicted mobile phone coverage: EE, Vodafone and 02 (Limited)  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Rivers and sea flood risk summary: Very low risk. Source GOV.UK

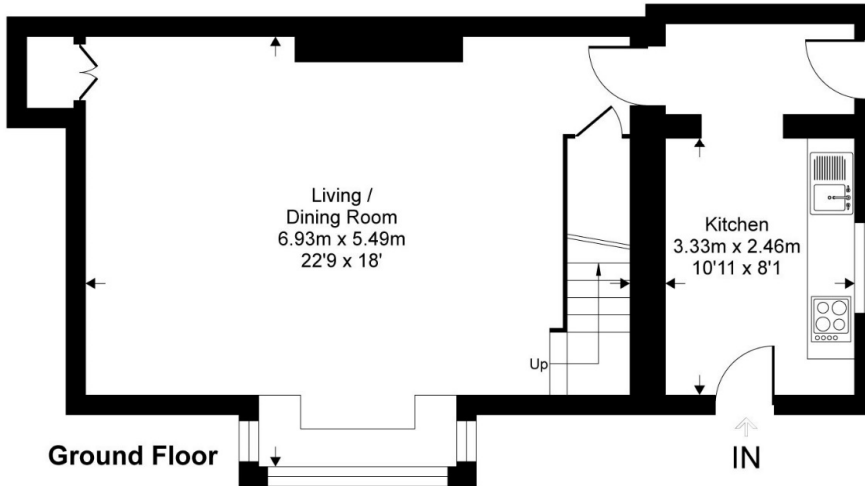


# Well House

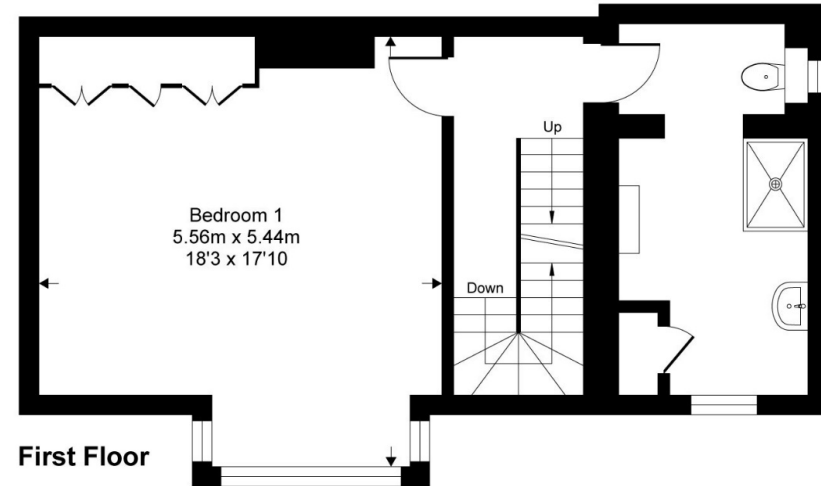
Approximate Gross Internal Area = 126 sq m / 1353 sq ft  
(excludes restricted head height)



**Second Floor**



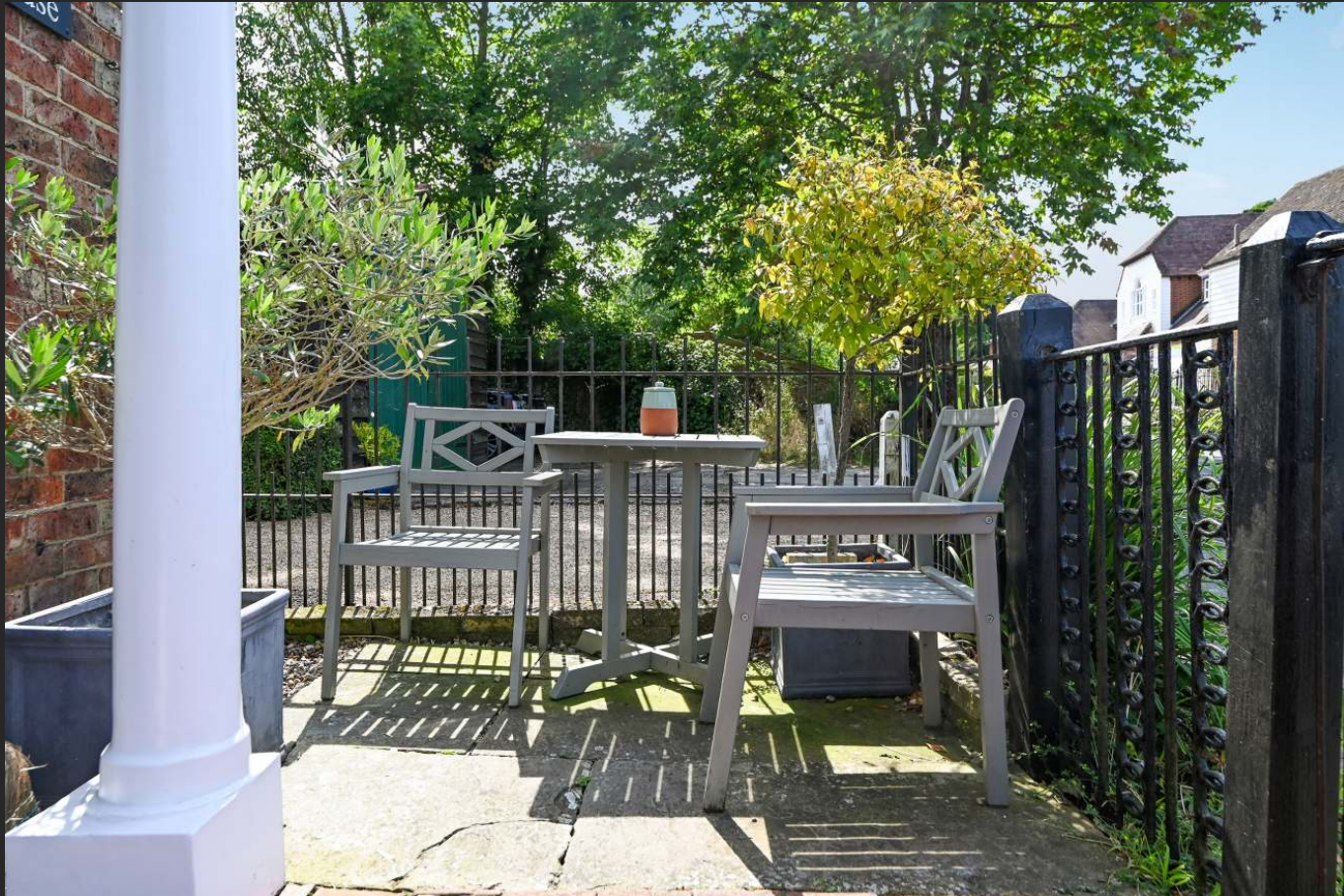
**Ground Floor**



**First Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)