The Villages
Little Vale, Woodchurch - Local Village Property
Little Vale
Bethersden Road
Woodchurch, Kent TN26 3QW

A very well presented refurbished character cottage backing onto farmland with two bedroom annex, gardens, woodland, pond, workshops and plenty of off road parking. Rural outlook yet walking distance of the village.

In all about 1.4 acres

Guide Price £550,000

Accommodation
Entrance Porch • Sitting dining room • Snug • Kitchen Utility room • Downstairs shower room and WC
3 Bedrooms • Family bathroom • Little Vale Annex
Sitting/ dining/ kitchenette • Two bedrooms • Shower room and separate WC

Gardens
Mature woodland • Pond • Tree house • Two wooden workshops • Chicken run • Vegetable beds

Communications
Woodchurch Village – 0.25 mile • Tenterden – 5 miles
Ashford Int Station – 7 miles
**Important Notice**

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

---

**Situation**

Little Vale is set just a little way out of the village past the windmill on the Bethersden Road yet within walking distance of facilities. The pretty village of Woodchurch centres around a delightful village cricket green and has good facilities such as a well regarded primary school, surgeries, store/Post Office and pubs.

The village enjoys excellent access to both the historic town of Tenterden with its picturesque High Street shopping and the thriving market town of Ashford with its superb communication links including International Station (Eurostar) and 37 minute High Speed trains to London St Pancras. The M20 motorway is also accessible at Ashford providing a swift route between the Channel Ports and the M25.

**Little Vale**

An un-Listed semi-detached 18th century cottage, Little Vale has been subject to comprehensive renovation and improvement and is now a very welcoming, comfortable and characterful home.

The main reception room has a wood burning stove fitted into the fireplace and the exposed beams have been painted white to make this a light bright room. To one side is the snug, with an attractive brick floor and small wood burning stove.

The kitchen is well fitted with a range of units and there is a utility area as well as a downstairs shower room and WC.

Upstairs are three bedrooms including the main bedroom, a double with original fireplace, and views over the gardens to the front. The main bedroom, a double with original fireplace, and views over the gardens to the front. The bathroom is well equipped with a bath with shower over.

**Little Vale Annex**

The annex provides comfortable overspill accommodation to the cottage. The main reception room has a high vaulted ceiling and two sets of French doors opening onto the gardens and there is a small kitchenette.

There are two bedrooms, a double and single and these share the shower room and WC. The annex has its own independent heating system.

**The Gardens**

The setting of Little Vale is delightful. The property is approached via a five bar gate and there is a long block paved drive with parking for a number of vehicles, leading down to the property. A charming wooden bridge over a small brook leads to the cottage.

To one side of the plot is a beautiful parcel of mature woodland which has bluebells in the Spring and set within the wood is a pond. The gardens are laid mainly to lawn and there is a fenced chicken run, vegetable beds and a tree house with a zip wire running across the garden. The property backs onto fields at the rear.

To the immediate rear of the cottage is a paved terrace providing a lovely spot for outdoor dining.

**Services**

Mains water and electricity. Gas fired central heating. Private drainage.

**Directions**

**From Ashford:** Follow the A28 from Ashford towards Tenterden. Just prior to reaching the village of Bethersden, turn left signposted towards Woodchurch. After 2 to 3 miles and just prior to entering the village and before the windmill look for the property on the right hand side.

**From Tenterden:** Follow the A28 out of Tenterden towards Ashford. Upon reaching the village of Bethersden turn right towards Woodchurch and follow directions as above.

**Viewing**

Strictly by appointment only. (Ref: V1762)

**Energy Efficiency**

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.
Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you’d like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in the villages surrounding Tenterden every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

Simon Godfrey
Director & Head of Hobbs Parker Tenterden Homes

01580 766 766 or email: simon.godfrey@hobbsparker.co.uk