

HOBBS • PARKER

The Villages



21 Six Bells Park Woodchurch

LOCAL VILLAGE PROPERTY

21 Six Bells Park

Woodchurch, Kent TN26 3NZ

A very well presented two bedroom, two bathroom park home in a fabulous location backing onto fields with views of the windmill. A short walk into the picturesque village centre.

Guide Price £190,000



Accommodation

- Sitting room • Dining room • Kitchen • Utility room
- Master bedroom with shower room en suite
- Second bedroom • Shower room

Outside

- Pretty gardens to front and rear • Paved terrace
- Lawns • Off-road parking • Double glazing • Gas fired central heating

Communications

- Ashford/International Railway Station • (London St. Pancras – 37 minutes) – 8 miles • Tenterden – 5 miles
- Rye – 10 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 regards 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

Six Bells park is located close to the village centre with all amenities within walking distance. The heart of the village is the extremely pretty village green with cricket pitch and pavilion, historic church, choice of village

inns and beautiful old windmill. The primary school is well regarded and also within the village is a Post Office, butcher, village shop and doctors surgery.

The thriving market town of Ashford with its International Railway Station with regular High Speed services to London St Pancras (37 minutes) and Eurostar services to the Continent is about 8 miles away and the historic market town of Tenterden with its range of shops including Waitrose supermarket is about 5 miles distant. There is a good choice of secondary education in both Tenterden and Ashford.

21 Six Bells

This well presented park home occupies arguably the best plot on the park. Tucked away in the far corner, the property adjoins fields and to the front there are views of the church and to the rear a lovely view of the windmill.

The property itself is well presented and is a welcoming and attractive home. The main reception rooms are open plan with the sitting room having a fireplace to provide a focal point. The picture windows offer lovely views.

The kitchen is fitted with a range of units and includes a gas hob and electric oven. Adjacent is the useful utility room with space for both a washing machine and a tumble drier.

Both bedrooms are fitted with built in furniture providing lots of storage space. The master bedroom has a shower room en suite and there is an additional shower room for the second bedroom.

Outside

There are pretty gardens to the front, rear and side of the property. To one side is a drive providing useful off road parking. In addition there is a garden store. The gardens adjoin fields providing the loveliest views.

Services

Mains, gas and electricity.

Gas fired central heating.

Agents Note

Ground rent is £193 per month and includes water and drainage.

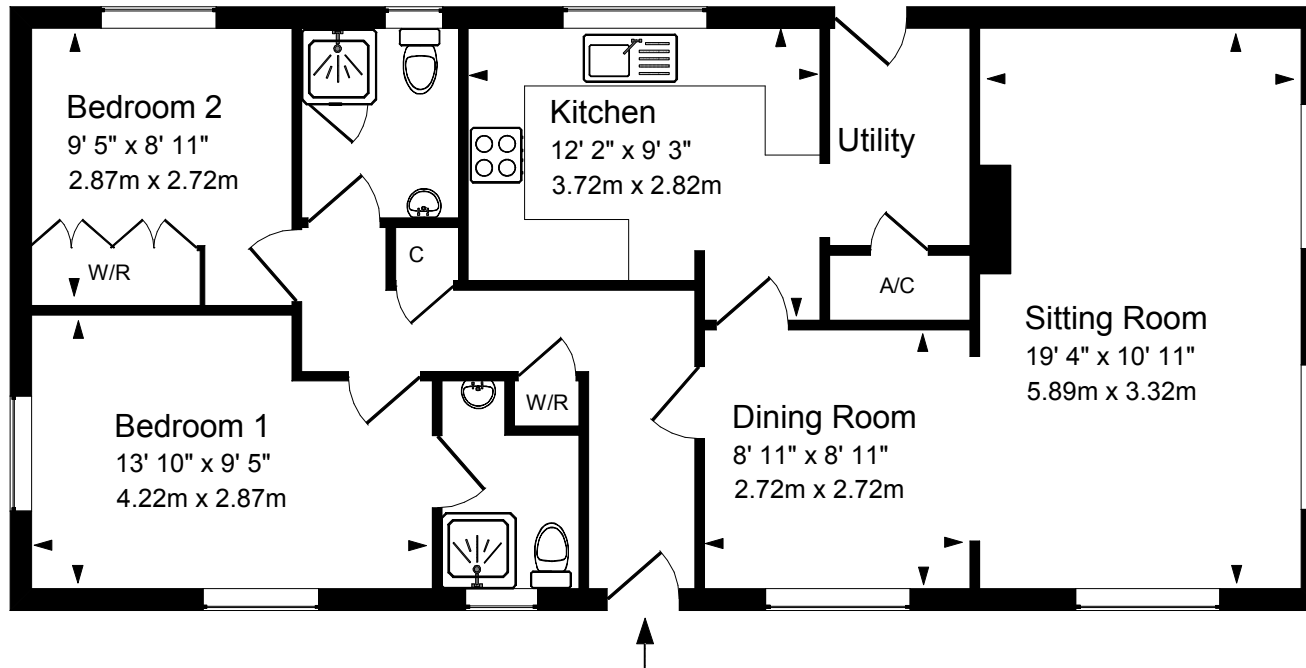
Directions

From Tenterden: Follow the B2067 signposted towards Hythe. After about 4 miles you will enter Woodchurch. Turn left onto Front Road and at the top of the village turn right to the side of The Six Bells public house into Six Bells Park. Follow the road round to the far corner of the development where you will find No.21.

From Ashford: Proceed along the B2070 towards Hamstreet turning right at the crossroads just beyond the cricket pitch into Magpie Hall Road. At Stubbs Cross turn left into Tally Ho Road following this road through the village of Shadoxhurst and into Woodchurch. On entering the village of

Woodchurch turn right onto The Green and at the end turn right onto Front Road. Turn right to the side of The Six Bells public house into Six Bells Park. Follow the road round to the far corner of the development where you will find No.21.

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Woodchurch, Kent TN26 3NZ



Approximate Gross Internal Floor Area House : 850 Sq. Ft. / 79 Sq. M.

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Woodchurch

LOCAL VILLAGE PROPERTY

Woodchurch is a large, social village, with much to offer. It has a fine Grade I Listed church and there is a well maintained village green in the heart of the village with a play area for children. The CE Primary School with 140 - 150 children has an excellent reputation. The impressive white smock windmill in the village has been fully restored and is opened to the public on Sunday afternoons and bank

holidays, throughout the summer.

The Rare Breeds Centre just outside the village holds many family functions throughout the year. A lottery grant was awarded to the village to fund the restoration of a timber frame barn and this is now the Woodchurch Museum.



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Tenterden TN30 9QX
01580 766766

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 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