

# 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 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.

The Plateau comprises a detached house of Potton timber frame construction with Logic Plus (K12) insulation within a Flemish bond brick exterior beneath a pitched slate tiled roof. The well appointed accommodation is arranged over two levels, as shown on the floor plan.

The front door opens to a reception hall with a turned staircase with an oak balustrade to the first floor and doors off to a cloakroom with a wash basin and W.C, a study overlooking the front and an integral garage for two vehicles with an electric door.

From the hall, double doors open into a sitting room with bi-folding doors to the rear garden. The open plan dining room and kitchen, which has bi-folding doors opening to the rear garden, is fitted with an extensive range of Howden's Shaker style Howdens base units comprising cupboards and drawers beneath wood block work surfaces with a built in dishwasher, an integrated fridge/freezer and freezer and a ceramic hob with a filter hood above and a built in oven beneath. Adjacent is a utility room with a work surface, fitted cupboards, inset sink unit, two appliance spaces and a door to outside.

The spacious first floor landing has tall mullion style windows to two elevations and a built in linen cupboard. There are five double bedrooms, including a master bedroom with fitted wardrobe cupboards and an en suite bath/shower room, together with a guest room with an en suite shower room and a family bath/shower room.

Outside: The property is centrally located within the residential curtilage of the plot, which extends to about property is 0.25 acres with a parking and turning area to the front and lawn to the rear. To one side is an access gate to the agricultural land comprising about 6.8 acres of gently sloping grassland. The land is split up into three separate enclosures and has two agricultural barns on site that are in need of significant repair. Notes: 1. There will be an overage clause within the contract in favour of the Vendor for 30% of the uplift in value of the adjoining land over a 25 year period should planning consent be granted for development within that timeframe. 2. There is a right of way over the access track to the land forming part of a neighbouring property known as The Meadows. 3. A public footpath runs along the far westerly boundary to the land.

Guide price: £795,000 Freehold

The Plateau, 66 The Street, Appledore, Kent TN26 2AE

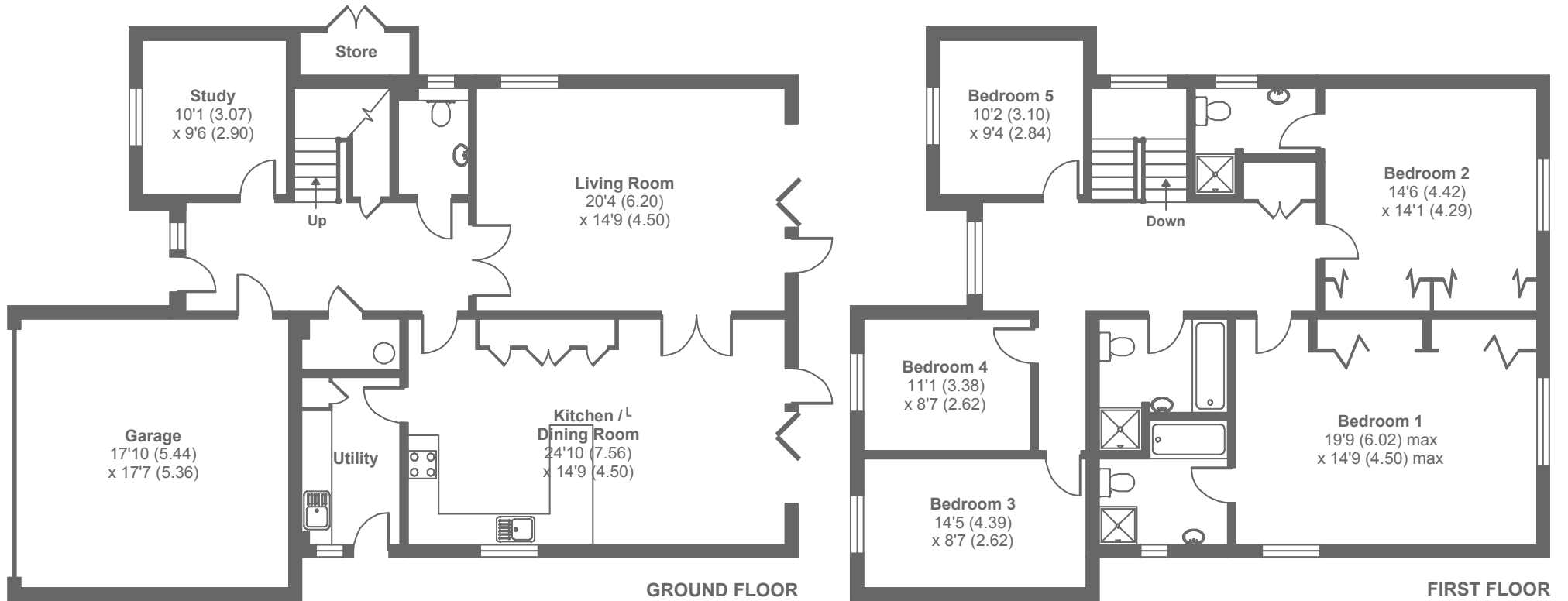


A new detached family house of contemporary design situated in the Conservation Area of the picturesque village of Appledore with approximately 7 acres of land to the rear and far reaching westerly views.

- Reception hall • Cloakroom • Sitting room • Open plan kitchen & dining room • Utility room • Spacious landing • 5 Double bedrooms • 3 Bathrooms (2 en-suite) • Double glazing • Air source heat pump & electric underfloor heating • EPC rating B • Integral double garage • Garden and land extending to about 7 acres • Two agricultural barns in need of repair



Directions: Entering Appledore from Military Road or Brookland direction with the church on your right, continue along The Street towards the far end where the property will be seen on your left shortly before reaching the Village Hall.



**APPROX. GROSS INTERNAL FLOOR AREA 2732 SQ FT 253.8 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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