

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Living room, Kitchen/breakfast room, Cloakroom, Landing, Two double bedrooms, Bathroom. Modern electric heating. EPC rating E. Front and rear gardens. Off road parking

#### Locality

Situated in the village 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. There is a doctor's surgery at nearby Ham Street. 6 miles to the north is Tenterden with a 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 and The Folkestone School for Girls, together with The Harvey Grammar School for boys, Norton Knatchbull Grammar School for boys and Highworth Grammar School for girls, all 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.

Forming one of a pair of late eighteenth century Grade II Listed period cottages presenting attractive tile hung elevations with a double height canted bay window to the front beneath a pitched peg tiled roof. The beautifully presented accommodation is arranged over two levels, as shown on the floor plan.

A pedimented doorcase with a panelled front door opens into an entrance lobby and then

the living room with a large bay window and a feature fireplace with a fitted wood burner and oak mantle. A part glazed door opens into an inner hall with stairs rising to the first floor.

To the rear is a kitchen/breakfast room, overlooking the rear garden, with a range of traditional Shaker-style cabinetry with quartz worksurfaces, a Belfast sink, a range cooker, a built-in pantry, a terracotta tile floor, whitewashed ceiling beams and a part glazed door to outside. Adjacent is a cloakroom with a pedestal wash basin and close coupled w.c.

On the first floor, there are two double bedrooms, one of which has a bay window to the front, and a bathroom with fittings comprising a panelled bath with a wall mounted electric shower above, a pedestal wash basin and low level w.c.

#### OUTSIDE

To the front there is a small garden enclosed with a picket fence and off-road parking for one vehicle. The rear courtyard is paved and enclosed with a vibrant, ivy covered wall with mature planting including geranium, Hypericum, ferns, a variegated willow and a clematis. Timber garden shed.

#### FURTHER INFORMATION

Local Authority: Ashford Borough Council. Council Tax Band C

Mains electricity, water and drainage.

Predicted mobile phone coverage: Vodafone and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £375,000 Freehold

33 The Street, Appledore, Ashford, Kent, TN26 2BU



A delightful Grade II Listed period cottage with a private courtyard garden and off-road parking situated in the Conservation Area of the picturesque village.

- Living room
- Kitchen/breakfast room
- Cloakroom
- Two double bedrooms
- Modern electric heating
- Front and rear gardens
- Off road parking



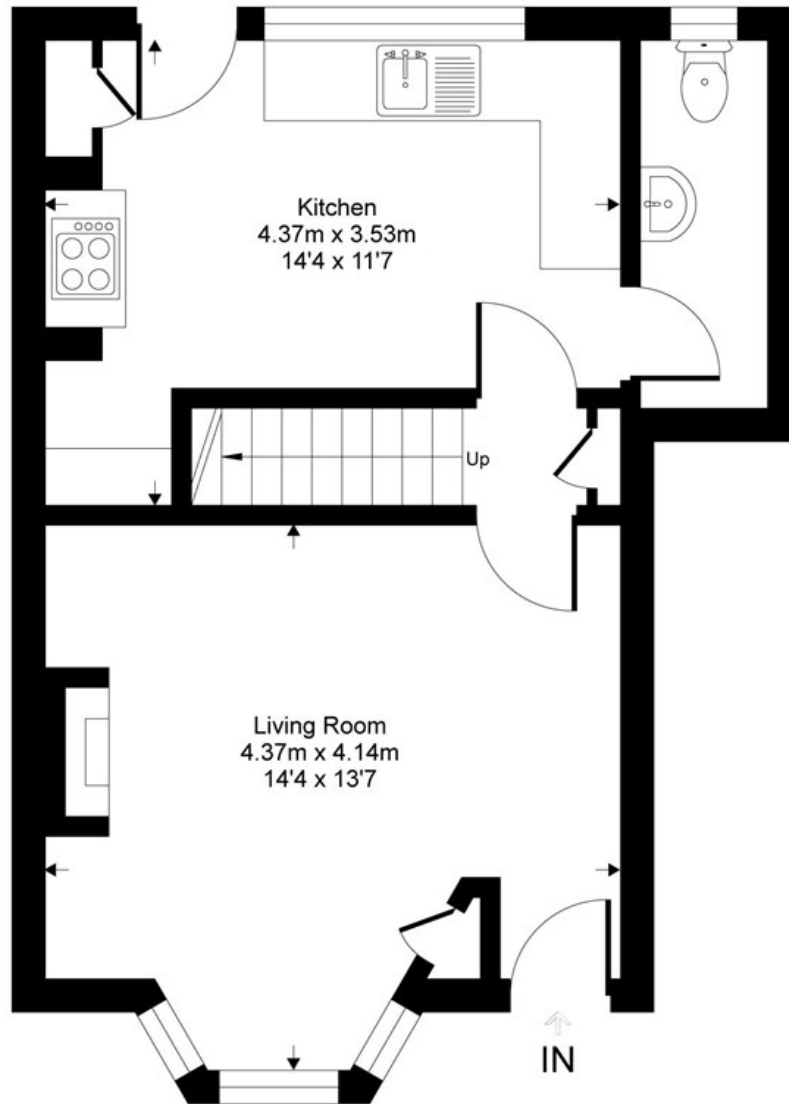
EPC: E  
Local Authority: Ashford Borough Council  
Council Tax Band: C

# The Street

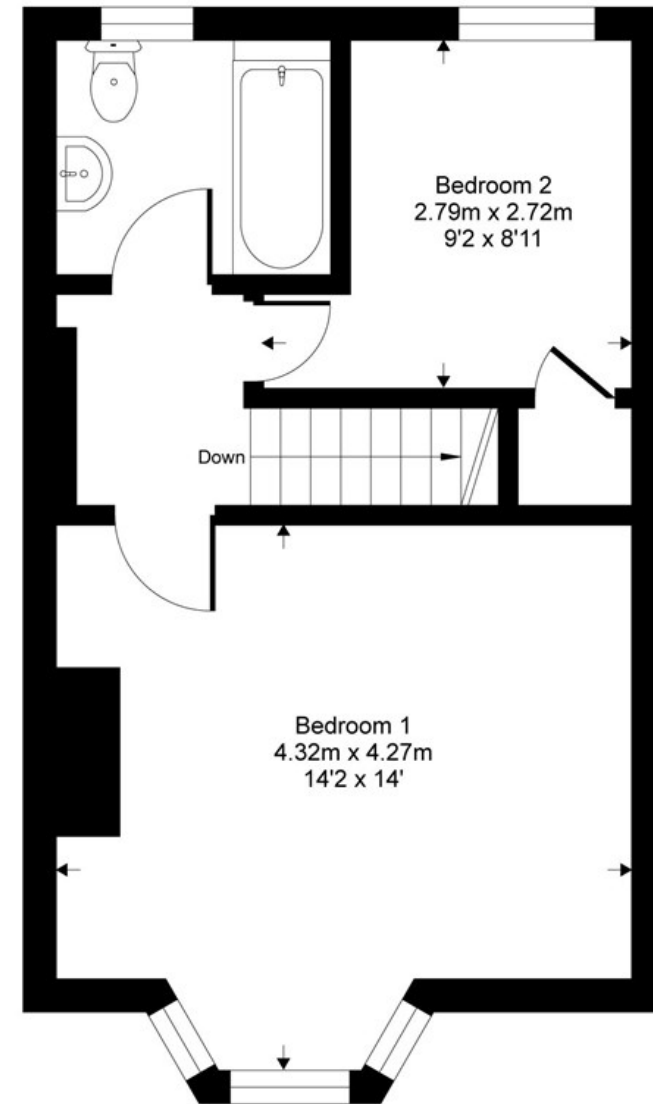
Approximate Gross Internal Area = 67.4 sq m / 726 sq ft



Garden  
Extends To  
6.99m x (22'11)



**Ground Floor**



**First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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