

**RUSH  
WITT &  
WILSON**



**Aspen Lodge, Tenterden Road, Appledore, Kent TN26 2AL**  
**Offers In Excess Of £950,000**

**Rush Witt & Wilson (Tenterden) are pleased to offer the opportunity to acquire this stunning newly constructed detached chalet style home with large gardens believed to measure approximately 0.5 of an acre (tbv) occupying a private cul-de-sac location within the picturesque village of Appledore.**

**Having been finished to a extremely high standard through-out the generously proportioned accommodation is arranged over two floors and comprising of a spacious entrance hallway, impressive kitchen/dining room with bio-fold doors to the garden, shower room, family room/bedroom four, utility room and living room with fireplace and bio-fold doors giving access through to the garden on the ground floor. On the first floor is the master bedroom with a en-suite shower room/dressing area and walk-in wardrobe, two further double bedrooms and the family bathroom**

**Outside the property offers extensive off road parking to the front, a detached double garage and good sized rear gardens. Further benefits include an air source heat pump heating system and a 10 year Buildzone builders warranty. CHAIN FREE.**

**The small development occupies a tucked way location within the village being within easy access of local amenities including a village store, public house, Church, tea shop and active village hall as well as a branch line rail service to Ashford where the High Speed link offers services to London St Pancras in just 37 minutes, for further local amenities the property also is situated equidistant from both Rye and Tenterden. An internal inspection of this stunning home is highly recommended, please call our TENTERDEN branch for further information.**



**Entrance Hallway**

With part glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, recessed ceiling spotlights, wall mounted alarm control panel, wood effect herringbone flooring with under floor heating and oak doors to:

**Shower Room**

Fitted with a contemporary suite comprising low level W.C, floor standing matt grey vanity unit with inset wash-hand basin and fitted cupboard beneath, large shower cubicle with sliding door, stainless steel heated towel rail, recessed ceiling spotlights, wood effect flooring with under floor heating, part tiled walls and obscured glazed window to the front elevation.

**Family Room/Bedroom 4**

11'8 x 11'6 (3.56m x 3.51m)  
With window to the front elevation and wood effect flooring with under floor heating.

**Utility Room**

10'4 x 9'0 (3.15m x 2.74m)  
Fitted with a blue shaker style cupboard base unit and matching wall mounted cupboard, complementing quartz stone work surface with matching splash-backs and inset stainless steel sink unit, space and point for washing machine, wood effect flooring with under floor heating, fitted cupboard housing pressurized hot water tank, window to the rear elevation and glazed door allowing access through to the garden.

**Kitchen/Dining Room**

28'9 x 11'5 (8.76m x 3.48m )  
This impressive open plan space benefits from being triple aspect with window to the front and side elevations and bi-fold doors to the rear allowing access through to the garden, recessed ceiling spotlights, wood effect herringbone flooring with under floor heating and generous space for table and chairs.

The Kitchen area is extensively fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing quartz stone work surface with matching splash-backs and inset 1.5 bowl stainless steel sink unit, inset Lamona five ring electric hob with extractor canopy above, upright unit housing integrated Lamona double oven, integrated Lamona fridge/freezer, integrated Lamona dishwasher, integrated Lamona microwave and integrated wine cooler.

**Living Room**

23'6 max x 18'4 max (7.16m max x 5.59m max )  
Being double aspect with windows to the front and rear elevations, bi-fold doors allowing access through to the garden, feature fireplace, recessed ceiling spotlights and wood effect herringbone flooring with under floor heating.

**First Floor**

**Landing**

With stairs rising from the entrance hallway, window to the rear elevation, radiator, access to loft space, fitted storage cupboard, access to eaves storage cupboard and oak doors to:

**Bedroom 1**

13'10 max x 10'6 (4.22m max x 3.20m)  
With window to the front elevation, large walk-in fitted wardrobe, recessed ceiling spotlights, radiator and adjoining:

**Dressing Area**

8'7 x 6'0 (2.62m x 1.83m)  
With window to the rear elevation, radiator and oak door to:

**En-Suite Shower Room**

Fitted with a contemporary suite comprising low level W.C, floor standing matt grey vanity unit with inset wash-hand basin and fitted cupboard beneath, panelled bath with mixer tap, large shower cubicle with sliding door, stainless steel heated towel rail, recessed ceiling spotlights, fully tiled walls and obscured glazed window to the rear elevation.

**Bedroom 2**

13'11 max x 10'7 (4.24m max x 3.23m)  
With window to the rear elevation, recessed storage area, recessed ceiling spotlights and radiator.

**Bedroom 3**

12'7 max x 11'10 (3.84m max x 3.61m )  
With window to the front elevation, recessed ceiling spotlights and radiator.

**Family Bathroom**

Fitted with a contemporary suite comprising low level W.C, floor standing matt grey vanity unit with inset wash-hand basin and fitted cupboard beneath, panelled bath with mixer tap, large shower cubicle with sliding door, stainless steel heated towel rail, recessed ceiling spotlights, fully tiled walls and Velux style window to the front elevation.

**Outside**

**Gardens**

The property is accessed via a shared communal driveway with leads to an extensive brick paved driveway providing off road parking for up to four cars and gives access to the detached double garage. To one side is an are of lawned garden being interspersed with a selection of trees and post and rail fencing with laurel hedging to the front boundary.

The rear garden is of a good size offering a paved patio area abutting the rear of the property offering a perfect space and outside/dining and entertaining leads to a generous area of lawn.

**Detached Double Garage**

19'11 x 18'6 (6.07m x 5.64m)  
With two electric up and over doors to the front elevation, light and power connected.

**Agent Note**

Council Tax Band: TBC/NEW BUILD

Please note there will be a monthly maintenance charge towards the upkeep of the communal areas/private road. Details to be confirmed.

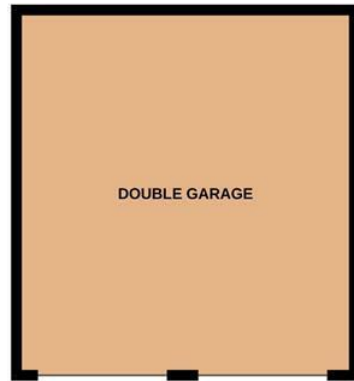
We are advised the property benefits from a private drainage system.

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

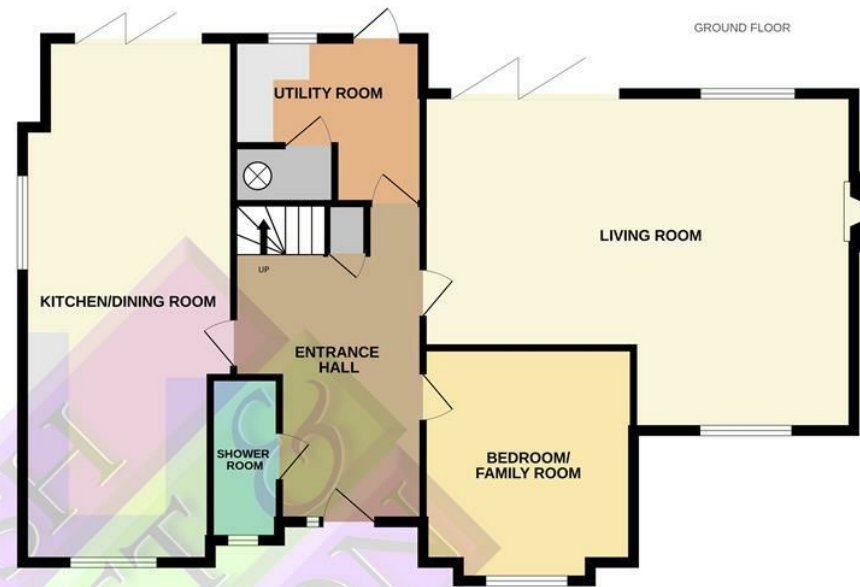
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



GARAGE  
366 sq.ft. (34.0 sq.m.) approx.



DOUBLE GARAGE



GROUND FLOOR



TOTAL FLOOR AREA : 2433sq.ft. (226.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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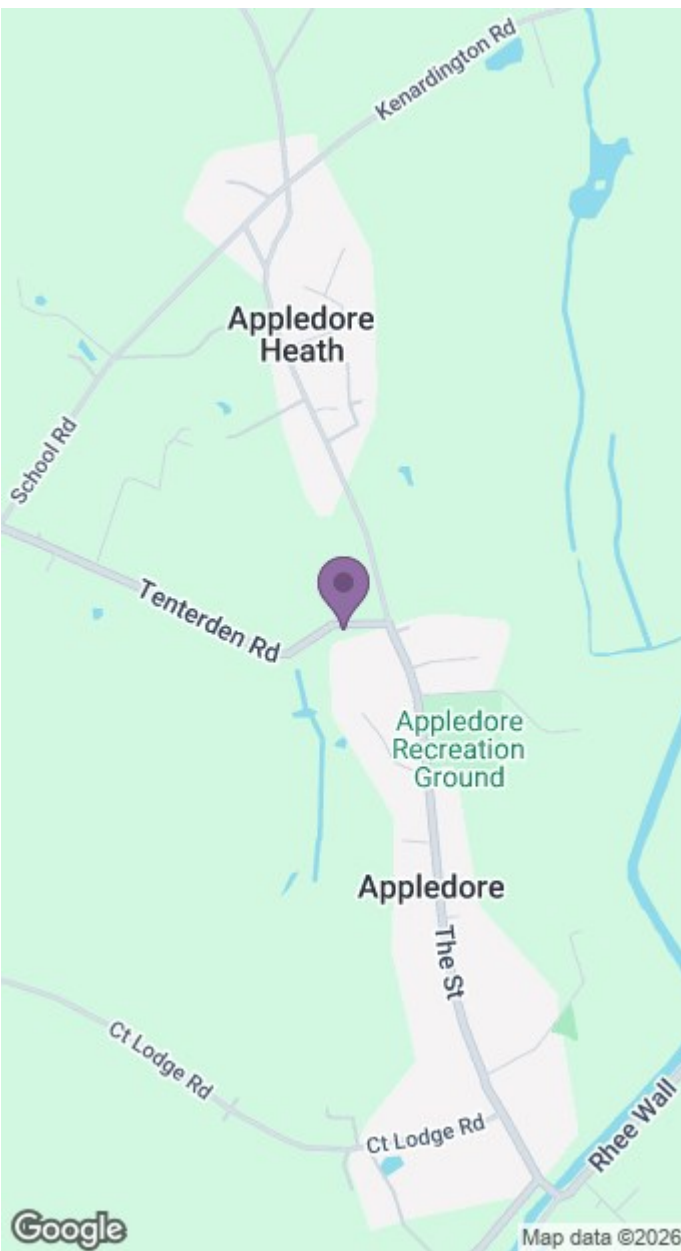
1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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