

**RUSH  
WITT &  
WILSON**



**Rhee Wall House Station Road, Appledore, Kent TN26 2DQ  
Guide Price £625,000**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire this extensively renovated and extended detached cottage enjoying stunning countryside views and occupying a semi-rural setting on the outskirts of the popular village of Appledore within just a short distance from village train station offering a rail service heading south to Hastings via Rye and north to the Ashford International station with its High Speed link service to London St Pancras in just 37 minutes and Eurostar.**

**The beautifully presented and spacious accommodation is arranged over two floors and comprises of an entrance lobby, cloakroom, utility room, a kitchen/breakfast room, snug/family room with wood burning stove and impressive open plan L shaped living/dining room with further wood burning stove and double doors to the rear elevation taking full advantage of the amazing countryside views. On the first floor are two double bedrooms and the bathroom/wet room. Outside the property benefits from extensive off road parking, delightful gardens to both sides and a decked terrace to the rear, there is also a range of useful black painted corrugated metal out buildings which offer fantastic potential for a number of uses such as home office (subject to the necessary consents being obtained).**

**Offered to the market CHAIN FREE. An internal inspection of this stunning cottage and its impressive rural views is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Lobby**

With part glazed entrance door and window to the side elevation, floor standing oil fired Worcester boiler, radiator, fitted water softener, tiled flooring, connecting door to the kitchen/breakfast room and further door to:

### **Cloakroom**

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin, fully tiled walls and flooring, traditional radiator with fitted heated towel rail, fitted box shelving, access to small loft space and window to the side elevation.

### **Kitchen/Breakfast Room**

15'10 x 13'1 (4.83m x 3.99m)

Fitted with a range of modern 'grey gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with tiled splash-back and inset 1.5 bowel sink unit, fitted three oven rangemaster cooker, space and point for dishwasher, space and point for free-standing fridge/freezer, window to the front elevation, wall mounted vertical radiator, space for table and chairs, archway way through to the living/dining room, door to the snug/family room and further door to:

### **Utility Room**

9'10 x 6'3 (3.00m x 1.91m)

Fitted with a range of modern 'grey gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with tiled splash-back and inset 1.5 bowel sink unit, space and plumbing for washing machine, space and point for tumble dryer, space and points for further low level appliances, traditional radiator with fitted heated towel rail, tiled flooring and two windows to the rear elevations.

### **Snug/Family Room**

13'8 x 12'9 (4.17m x 3.89m)

With original front door and window to the front elevation, feature fireplace with fitted wood burning stove, stairs rising to the first floor with fitted storage cupboard beneath, radiator and range of fitted shelving.

### **Open Plan Living/Dining Room (L Shaped Room)**

30'6 max x 21'10 (9.30m max x 6.65m)

This stunning room is accessed from both the kitchen/breakfast room and snug/family room with two sets of double doors to the rear elevations, range of windows to both side elevations and impressive corner window, all of which enjoy stunning rural views access the adjoining farmland to the rear, there is a fitted modern wood burning stove, two wall mounted vertical radiators, roof light and glazed door to the side elevation.

### **First Floor**

#### **Landing**

With stairs rising from the snug/family room, access to a generous loft space which may offer scope for conversion (subject to planning), window to the rear elevation enjoying stunning rural views and connecting doors to:

#### **Bedroom 1**

13'5 x 12'9 (4.09m x 3.89m)

With window to the front elevation, fitted wardrobe, feature wall fitted with painted wooden panelling, radiator and exposed floorboards.

#### **Bedroom 2**

13'0 x 8'10 (3.96m x 2.69m)

With window to the front elevation, wall mounted vertical radiator, feature wall fitted with painted wooden panelling and exposed floorboards.

#### **Bathroom/Wet Room**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, free-standing roll top bath with wall mounted taps, wall mounted shower, fully tiled walls and flooring, traditional radiator with fitted heated towel rail and being double aspect with windows to the side and rear elevations, both enjoying countryside views.

#### **Outside**

#### **Gardens**

An area of hardstanding provides off road parking for a number of cars with a gated pathway proceeding through the

garden to the house being boarded to one side with established flower beds planted with a mixture of shrubs, seasonal flowers and trees and there is a good sized area of level lawn with picket fencing and maintained hedging to the front boundary. To the rear of the property is large decked terrace benefiting from a southerly aspect being accessed from the living/dining room offering a fantastic space and outside dining/entertaining which enjoyed a stunning rural outlooked over the adjoining countryside and marsh beyond. To the other side of the property is a further area of lawned garden with a small gravelled area. To one side of the property is a useful range of black painted corrugated metal out buildings which offer fantastic potential for a number of uses such as home office, subject to the necessary consents being obtained. The outbuildings are currently used as the following:

#### **Outbuilding/Gym**

13'7 x 6'10 (4.14m x 2.08m)

With entrance door and window to the side elevation, light and power connected.

#### **Outbuilding/Workshop**

15'2 x 9'3 (4.62m x 2.82m)

With entrance door and two small widows to the front elevation, fitted work bench, light and power connected.

#### **Adjoining Wood/ Garden Store**

9'2 x 8'4 (2.79m x 2.54m)

Useful storage area with door to the front elevation, light and power connected,

#### **Agent Note**

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested

\* Please note the property is on private drainage. \*



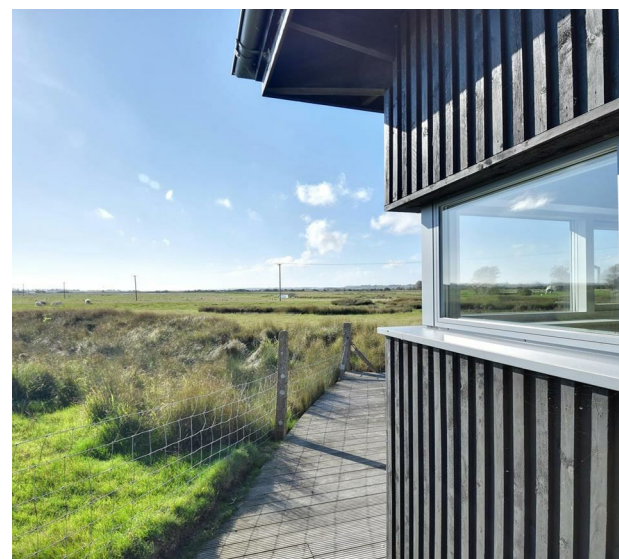
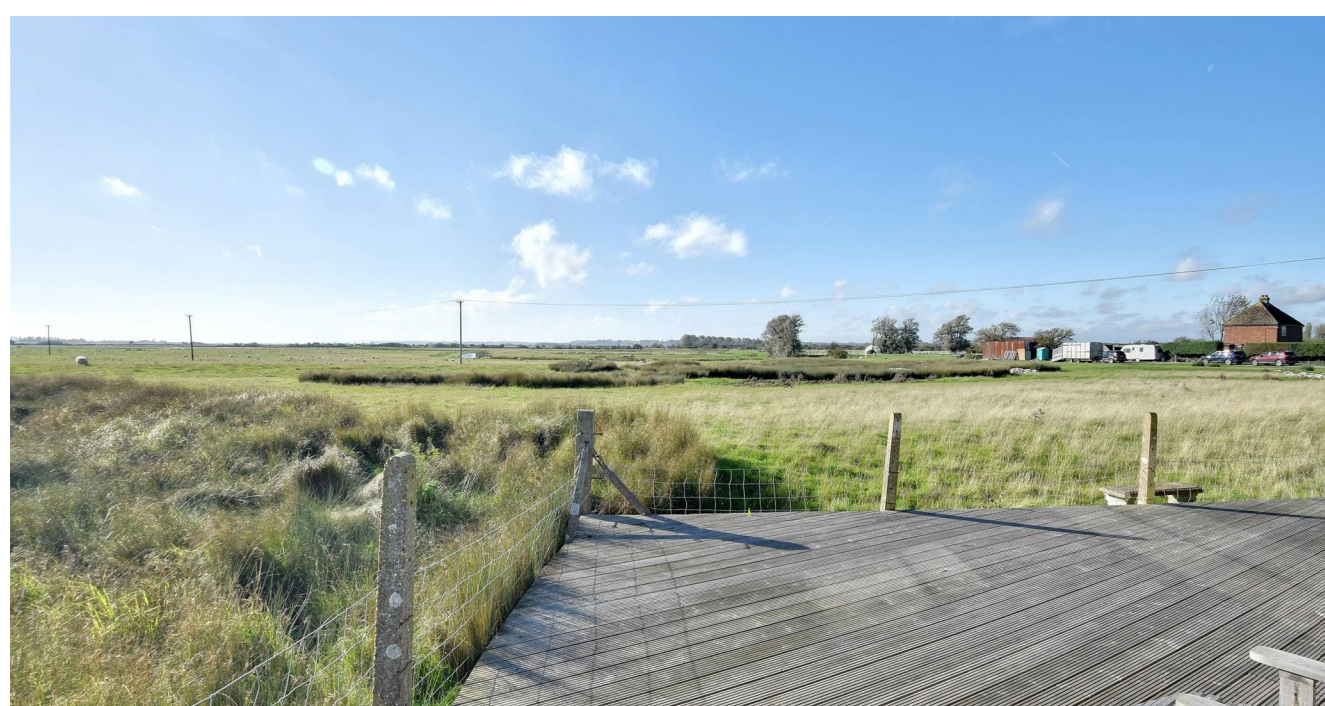
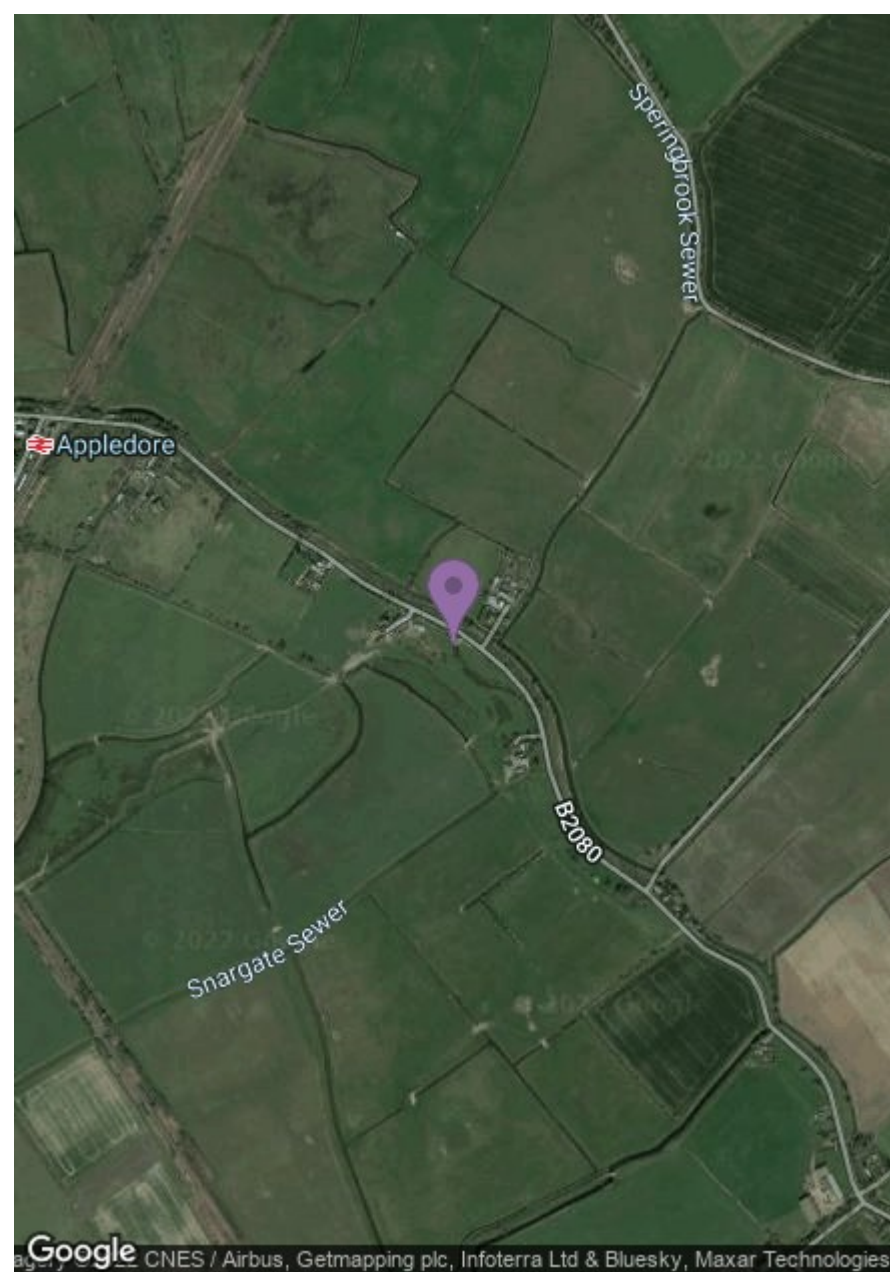


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	74
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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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