2 Goose Cottages Heath Road, Appledore, Kent TN26 2AU

Guide Price £850,000 - £875,000 - Freehold

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Rush Witt & Wilson are pleased to offer the opportunity to acquire this stunning newly constructed detached family home located on the outskirts of the highly sought after 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 an entrance hallway, cloakroom, study, living room with exposed brick feature fireplace, utility room and stunning 28'3 open plan kitchen/dining/family room with double doors to the garden on the ground floor. On the first floor is a spacious landing, the family bathroom and four bedroom, two of which have en-suite shower rooms. Outside, the property sits centrally on a generous plot measuring approximately 0.22 of and acres (TBV) with double gates opening to an extensive driveway providing off road parking for a number of cars, there is a detached double garage with studio and shower room above offering guest accommodation, annexe potential or exciting work from home opportunities. To the side and rear are good sized gardens with a paved patio area enjoying a westerly aspect being enclosed with post and rail fencing.

'2 Goose Cottage' occupies a convenient 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. Offered to the market CHAIN FREE. An internal inspection of this stunning home is highly recommended, please call our TENTERDEN branch for further information.

Agents Note

Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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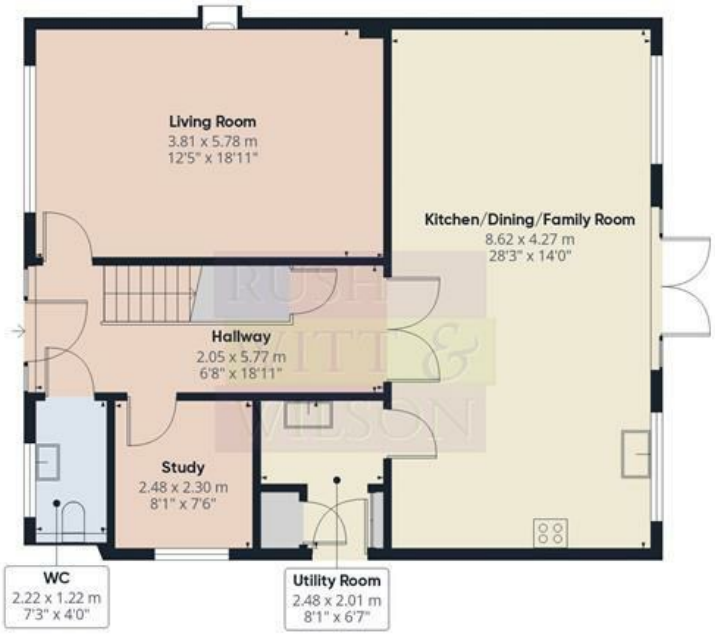
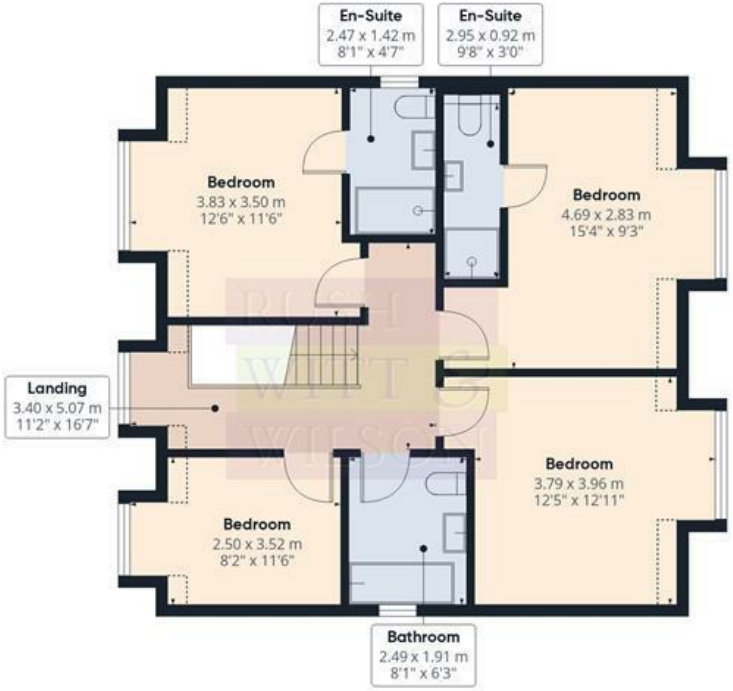


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Floor 1 Building 2

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Approximate total area(1)

201 m²

2163 ft²

Reduced headroom

3.6 m²

39 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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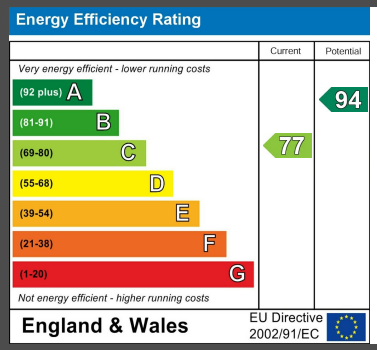

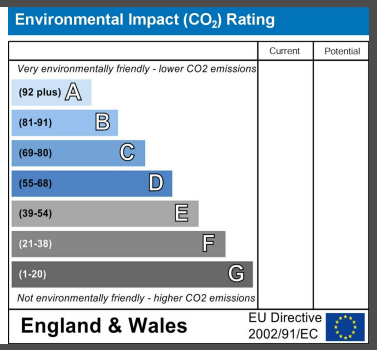

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