

**RUSH  
WITT &  
WILSON**



**Wycham Woodchurch Road, Appledore, Kent TN26 2BB  
Offers In The Region Of £575,000**

**Rush Witt & Wilson are pleased to offer this detached chalet style residence located on the outskirts of the highly sought after village of Appledore enjoying impressive views over adjoining farmland to the rear.**

**The well presented accommodation is arranged over two floors comprising of a entrance hallway, dining room with feature fireplace, stunning kitchen/dining room, living room with log burning stove, bedroom and shower room on the ground floor. Whilst on the first floor are two further bedrooms and a cloakroom.**

**Outside the property offers a generous brick paved driveway, a detached single garage with adjoining outbuilding and gardens to the front and rear, the latter enjoying an westerly aspect and enjoying stunning rural views.**

**A full inspection is highly recommended by the Vendor's sole agents, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway**

With obscure glazed entrance door to the front elevation, stairs rising to the first floor, open plan to:

### **Dining Room**

13'2 x 12'7 (4.01m x 3.84m)

Double aspect with windows to front and side elevations, attractive exposed brick feature fireplace, two radiators.

### **Bedroom One**

12'7 x 11'8 (3.84m x 3.56m)

Double aspect with windows to the front and side elevations, range of full height fitted wardrobes with sliding doors, radiator.

### **Inner Hallway**

Accessed via glazed sliding doors from the hallway with doors through to:

### **Shower Room**

Obscure glazed window to rear, fitted with a modern suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, radiator, wood effect flooring, fully tiled walls.

### **Living Room**

19'9 x 12'2 max (6.02m x 3.71m max )

Double aspect with window to the side and glazed double doors with views and access onto the rear garden, freestanding standing log burning stove, two radiators.

### **Kitchen/Dining Room**

21'10 x 12'3 (6.65m x 3.73m)

Double aspect with windows to the side and rear, glazed door providing views and access onto the rear garden. The kitchen is extensively fitted with a range of modern grey cupboard and drawer base units with matching wall mounted cupboards, complimenting wood effect work surface, one and a half bowl stainless steel sink unit with side drainer, space for range style cooker with stainless steel extractor canopy above, space and plumbing for dishwasher, space for free

standing American style fridge/freezer, space for table and chairs, two radiators.

### **First Floor**

#### **Landing**

Access to a fully boarded eaves storage space, doors off to the following:

#### **Bedroom Two**

12'11 x 10'6 (3.94m x 3.20m)

Window to the rear elevation enjoying pleasant rural views, two fitted wardrobes, two radiators, access to eaves storage.

#### **Bedroom Three**

11'4 x 8'5 max (3.45m x 2.57m max )

Window to the rear elevation enjoying pleasant rural views, fitted wardrobe, radiator.

### **Outside**

#### **Front Garden**

Generous brick paved driveway providing ample off road parking and proceeds down one side of the property giving access to the garage, area of level lawn bordered by a selection of beds that are planted with shrubs and seasonal flowers. The garden extends down one side where there is a timber garden store and leads through to:

#### **Rear Garden**

Of a good size and benefits from a westerly aspect, abutting the rear of the property is a paved patio area offering space for outside dining and entertaining, this leads to a generous area of level lawn bordered with a range of established beds planted with a mixture of shrubs and seasonal flowers, there is a further pergola covered seating area with established grape vines offering further space for outside dining and entertaining. To the rear boundary post and rail fence backs onto adjoining farmland with impressive views,

#### **Single Garage**

15'5 max x 9'6 max (4.70m max x 2.90m max )

Double doors to the front elevation, window to the side, light and power connected.

### **Workshop**

18'4 x 11'8 (5.59m x 3.56m)

Double aspect with window to the side, two windows to the rear elevation, tiled flooring, light and power connected, door leading through to:

### **Utility Room**

9'6 x 6'0 (2.90m x 1.83m)

Window to the side elevation, fitted with cupboard and drawer base units with matching wall mounted cupboards, work surface with inset stainless steel sink with side drainer, space and plumbing for washing machine, tiled floor, door leading through to:

### **Outside Cloakroom/WC**

Fitted with a white low level wc.

### **Agent Note**

Council Tax Band: F

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.

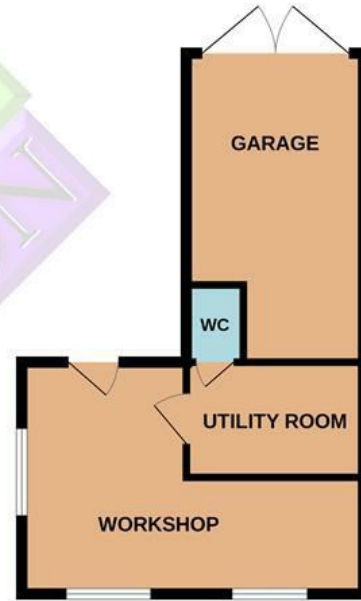
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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



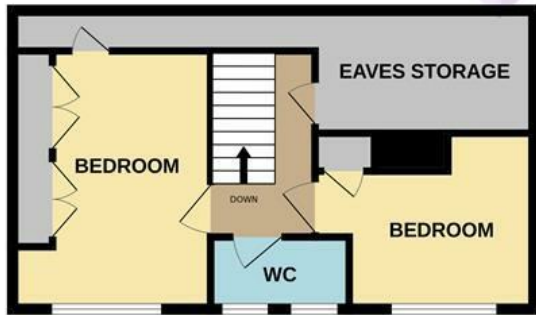
GROUND FLOOR



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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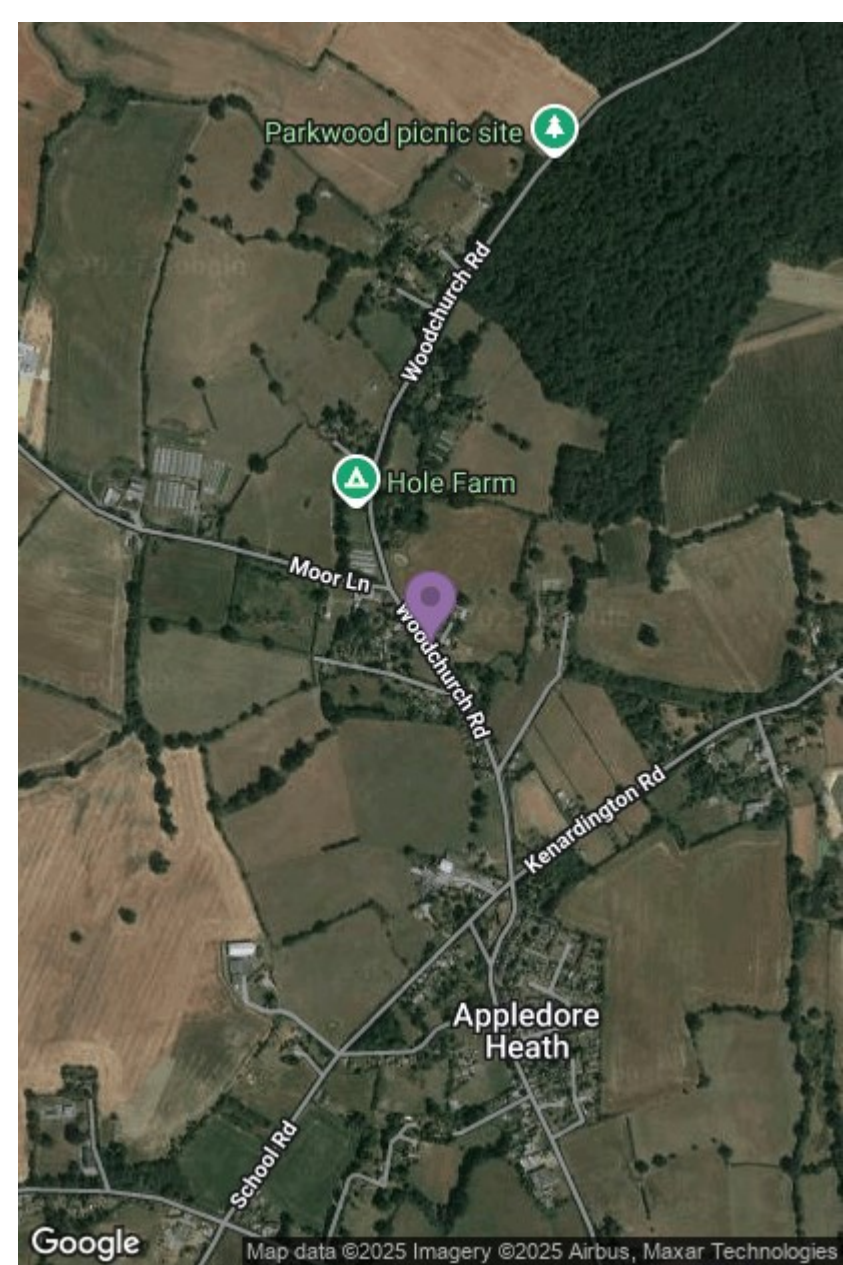


1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(10-15) <b>A</b>	
(81-91) <b>B</b>		(16-20) <b>B</b>	
(69-80) <b>C</b>		(21-25) <b>C</b>	
(55-68) <b>D</b>		(26-30) <b>D</b>	
(39-54) <b>E</b>		(31-35) <b>E</b>	
(21-38) <b>F</b>		(36-40) <b>F</b>	
(1-20) <b>G</b>		(41-45) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Efficiency Rating: **78**  
Current Environmental Impact (CO<sub>2</sub>) Rating: **60**



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