Acorn Grange Woodchurch, Kent TN26 3TH
Guide Price £1,195,000 Freehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive detached country home occupying an idyllic lane location on the outskirts of Woodchurch.

'Acorn Grange' has been beautifully renovated in recent years by the current owners to offer extremely well-presented and well-proportioned accommodation arranged over two floors comprising of a spacious entrance hallway, shower room, study/bedroom five, dining room, 26'1ft kitchen/breakfast room and 25'9ft double aspect living room with log burning stove and bio-fold doors offering direct access to the garden on the ground floor. On the first floor are four double bedrooms, the main with an en-suite shower room and the family bathroom.

Outside the property benefits from a good sized gardens measuring approximately 1.37 acres (tbv), an impressive gated driveway offering extensive off road parking and a detached double garage with utility room.

A full inspection is recommended by the vendor's sole agents to fully appreciate the merits of this stunning homes property's beautiful location and views. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway
14'3 x 13'4 (4.34m x 4.06m)
Entrance door and two full height glazed windows to the front elevation, stairs rising to the first floor with recessed storage space beneath, tiled flooring, radiator, multi panelled glazed double doors leading through to the living room and dining room, further door through to:

Shower Room
Fitted with a modern white suite comprising vanity unit with low level wc, inset wash hand basin with range of storage beneath, corner shower cubicle with double sliding doors, stainless steel heated towel rail, tiled flooring, fully tiled walls.

Study/Bedroom Five
10'3 x 9'7 (3.12m x 2.92m)
Window to the rear elevation enjoying pleasant views over the garden, range of fitted shelving, radiator, porcelain flooring.

Living Room
25'9 x 15'3 (7.85m x 4.65m)
Double aspect with window to the front elevation, bi-fold doors with views and access onto the rear garden, impressive feature fireplace with slate tiled hearth and inset log burning stove, porcelain flooring, two radiators.

Dining Room
15'9 x 13'5 (4.80m x 4.09m)
Two windows to the front elevation, radiator, door through to the kitchen/breakfast room, porcelain flooring.

Kitchen/Breakfast Room
26'1 x 11'9 (7.95m x 3.58m)
Extensively fitted with a range of matt sage green cupboard and drawer base units with matching wall mounting cupboards, complimenting marble effect worktop surfaces with tiled splashbacks and inset stainless steel double sink unit, inset Neff hob with stainless steel extractor canopy above, upright unit housing integral Neff double oven, space for American style fridge/freezer, space and plumbing for dishwasher, space for table and chairs, tiled flooring, radiator, walk in fitted storage cupboard housing floor standing oil fired boiler, two windows to the rear elevation, part glazed door to the side, glazed patio doors with views and access onto the garden.

First Floor

Landing
Being part galleried, fitted double airing cupboard housing pressurised hot water tank, radiator, access to loft space, doors off to the following:

Bedroom Two
20 max x 12'9 max (6.10m max x 3.89m max)
Two windows to the rear elevation enjoying pleasant views over the garden, two radiators.

Bedroom Three
15'9 x 12'5 (4.80m x 3.78m)
Two windows to the front elevation, radiator.

Bedroom Four
14'3 x 10' (4.34m x 3.05m)
Window to the front elevation, radiator.

Master Bedroom
17'1 x 15'2 (5.21m x 4.62m)
Window to the front elevation, radiator, archway through to:

Dressing Area
Window to the side elevation enjoying impressive countryside views, door through to:

En-Suite
Fitted with a modern white suite comprising low level wc, free standing shaker style Porter vanity unit with marble countertop and 'his and hers' inset wash hand basins with range of storage beneath, large walk in shower with fitted glass screen, stainless steel heated towel rail, tiled flooring, window to the rear elevation.

Family Bath/Shower Room
Fitted with a modern suite comprising low level wc, wall mounted matt grey vanity unit with inset wash hand basin with drawer beneath, roll top bath with wall mounted taps and hand held shower attachment, large walk in shower with fitted glass screen, stainless steel heated towel rail, part tiled walls, tiled flooring, window to the rear elevation.

Outside

Detached Double Garage
19'2 x 19' (5.84m x 5.79m)
Two up and over doors to the front elevation, window to the side, light and power connected, access to generous loft storage space, connecting door through to:

Utility Room
18'8 x 6'3 (5.69m x 1.91m)
Fitted with a range of base cupboard units with complimenting work surface above, inset stainless steel sink drainer unit, space and plumbing for washing machine, space for tumble dryer, space for further freestanding appliances, tile effect flooring, two windows to the rear elevation, part glazed door to the side elevation.

Gardens
Acorn Grange offers a delightful and idyllic rural setting being set back from the road and accessed via an unmade track, the property is approached via double wrought iron gates with impressive brick pillars to both sides leading to a generous driveway providing off road parking and turning space for a number of vehicles and access to the detached double garage. The gardens are predominantly laid to lawn being bordered and interspersed with a selection of mature trees, there is a generous paved patio area abutting the rear of the property with a brick paved path leading to an Indian sandstone seating area being bordered by a mixture of beds planted with an array of seasonal flowers and shrubs, to one side the property abuts and enjoys pleasant views over the neighbouring countryside, in all the property sits within a plot thought to measure 1.37 acres (TBV).

Agents Note
Council Tax Band - G

Please note the property is on a private drainage system.

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:

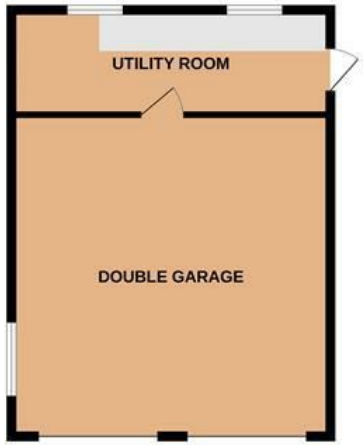
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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



GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.

(EXCLUDING GARAGE)

TOTAL FLOOR AREA : 2951 sq.ft. (274.2 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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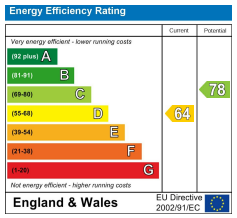
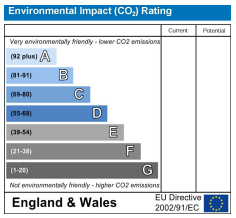
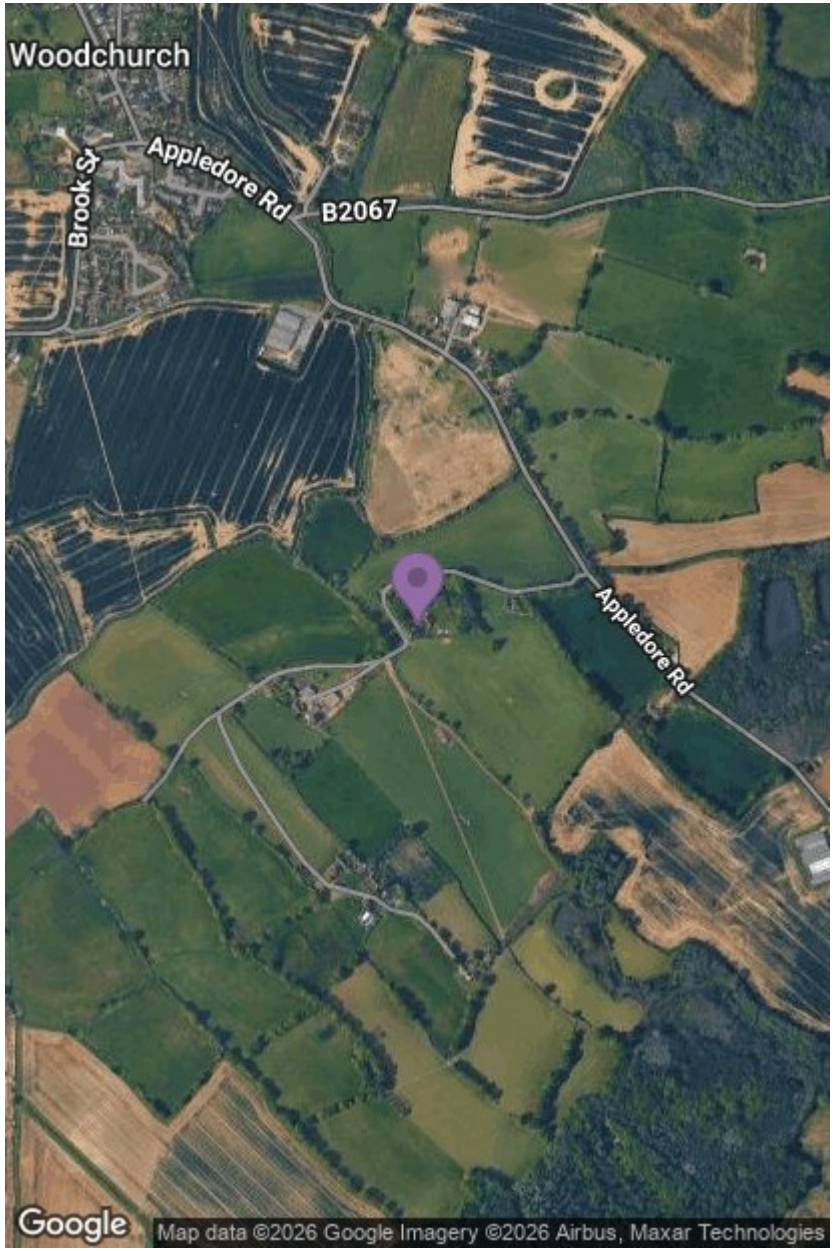
1ST FLOOR
1216 sq.ft. (113.0 sq.m.) approx.







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