



ESTATE AGENTS

**12 Sandpiper Close, The Street, Appledore, TN26  
2FP**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers Over £785,000**



An exciting opportunity to acquire a BRAND NEW, CONTEMPORARY, FOUR BEDROOM, THREE BATHROOM DETACHED HOME with COUNTRY VIEWS, GARAGE and HIGH-SPEC finishes throughout positioned within a small, EXCLUSIVE DEVELOPMENT in the highly sought-after village of Appledore, Kent.

This BEAUTIFULLY DESIGNED HOME offers the perfect blend of MODERN LIVING and RURAL CHARM. Built to an exceptional standard by local developers Martello Developments, this ENERGY EFFICIENT HOME includes an AIR SOURCE HEAT PUMP, UNDERFLOOR HEATING, and premium fixtures and fittings throughout. The spacious ground floor also features a UTILITY ROOM and CLOAKROOM, while the private and secluded LANDSCAPED GARDEN offers a TRANQUIL space to enjoy.

The picturesque village of Appledore features a historic Parish Church, charming tea rooms, a traditional pub, its own train station, and scenic canal-side walks whilst also being within easy reach of the seafront.

Conveniently located, Appledore offers easy access to the popular towns of Tenterden (6 miles), Rye (6.5 miles), and Ashford (10.5 miles), as well as the coastal town of New Romney (8.5 miles) and numerous surrounding villages.

Additional benefits include an INTEGRAL GARAGE, PRIVATE PARKING with EV CHARGING and a 10-YEAR BUILDERS WARRANTY, offering peace of mind for years to come.

Contact PCM Estate Agents today to arrange your viewing – early interest is highly recommended.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Built in double cloaks cupboard, shelving for shoes, stairs rising to upper floor accommodation,

#### **CLOAKROOM**

Low level wc, wash hand basin, heated towel rail, extractor fan.

#### **OPEN PLAN LIVING AREA**

20'5 x 17'4 (6.22m x 5.28m)

Sliding patio doors to rear aspect, additional full height windows to side and rear, underfloor heating, freestanding stove, open plan to:

#### **KITCHEN-BREAKFAST AREA**

14'7 x 9'8 (4.45m x 2.95m)

Range of quality wall and base level units with built in appliances including twin ovens, dishwasher, fridge and freezer, electric hob and extractor, sink unit, windows to front and rear.

#### **UTILITY ROOM**

Sink unit, space and plumbing for washing machine, window to front aspect.

#### **FIRST FLOOR LANDING**

Double storage cupboard, Velux window.

#### **BEDROOM**

12'9 x 11'9 (3.89m x 3.58m)

Range of built in wardrobes, large double glazed window to rear aspect, door to:

#### **EN SUITE**

Double sized shower cubicle, wc, wash hand basin, heated towel rail, part tiled walls, double glazed window to front aspect.

#### **BEDROOM**

13'6 x 11'3 (4.11m x 3.43m)

Built in triple wardrobe, high level vaulted ceiling with inset lighting, picture window and additional windows to rear and side aspects affording country views., door to:

#### **EN SUITE**

Shower with screen, wc, wash hand basin, heated towel rail, part tiled walls, double glazed window to rear aspect.

#### **BEDROOM**

17'4 max x 8'3 (5.28m max x 2.51m)

Vaulted ceiling, double glazed windows to front and side aspects.

**BEDROOM**

9'3 x 7'7 (2.82m x 2.31m)

Double glazed window to side aspect having country views.

**BATHROOM**

Panelled bath with shower unit, fitted shower screen, wc, wash hand basin, heated towel rail, part tiled walls, double glazed window to side aspect.

**OUTSIDE- FRONT**

Driveway providing off road parking with EV Charging point, raised borders, leading to:

**GARAGE**

17'5 x 11'7 (5.31m x 3.53m)

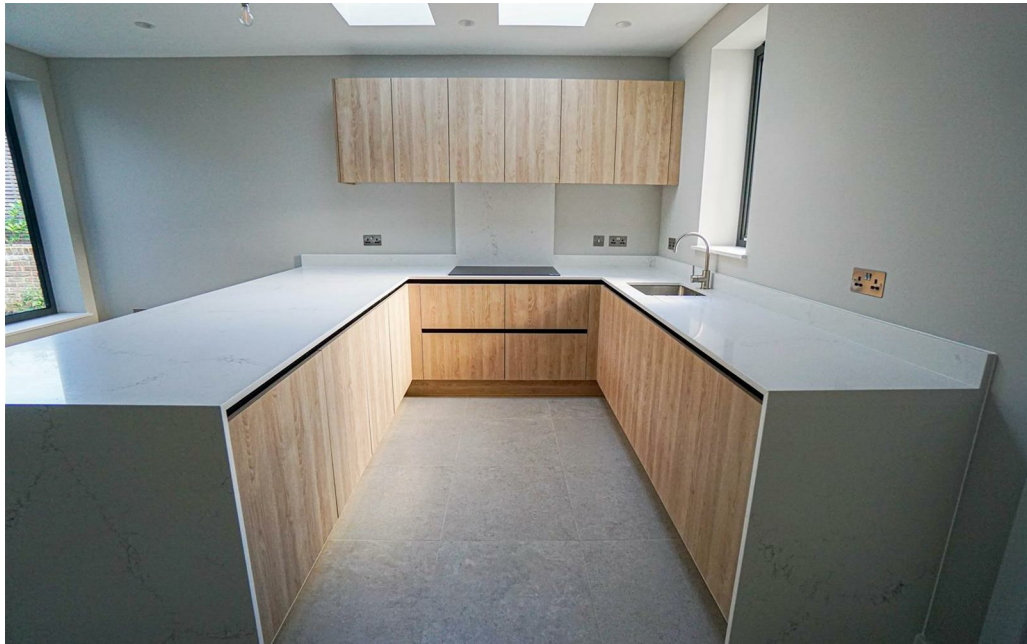
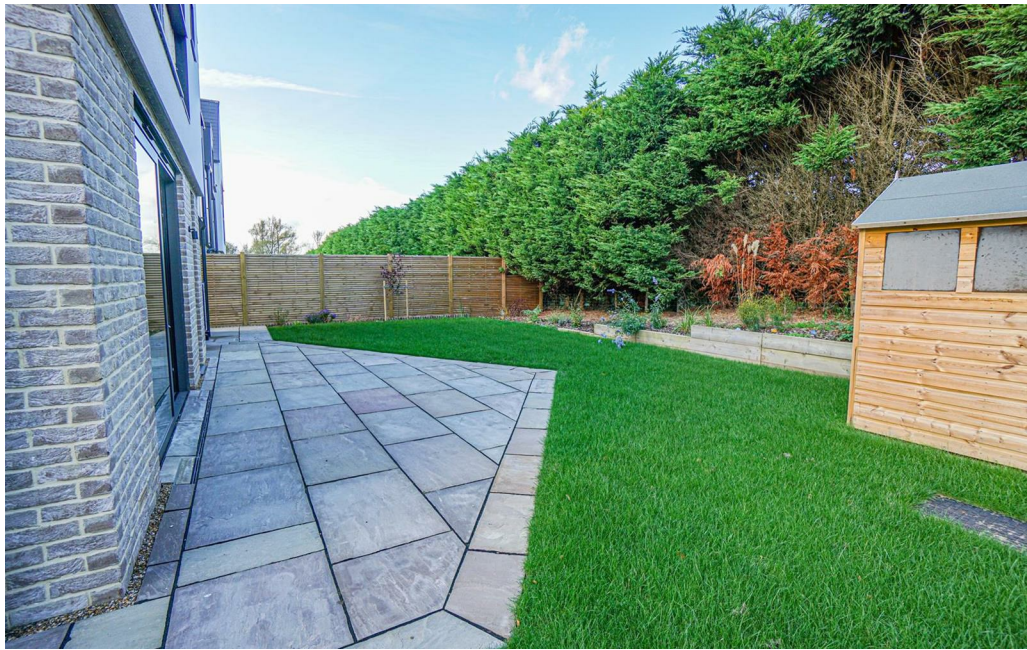
Up and over door, water system for air source heating, double glazed door to rear aspect.

**REAR GARDEN**

Attractive shaped patio leading to a level area of lawn, stocked borders, enclosed by fencing to the sides and tree line to the rear, outside storage and gated side access.

Council Tax Band: New Build







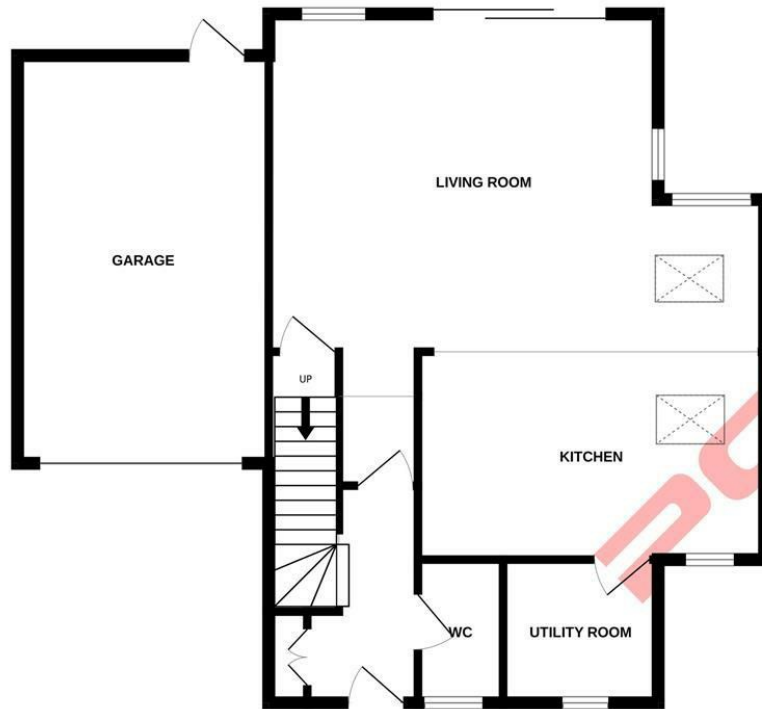




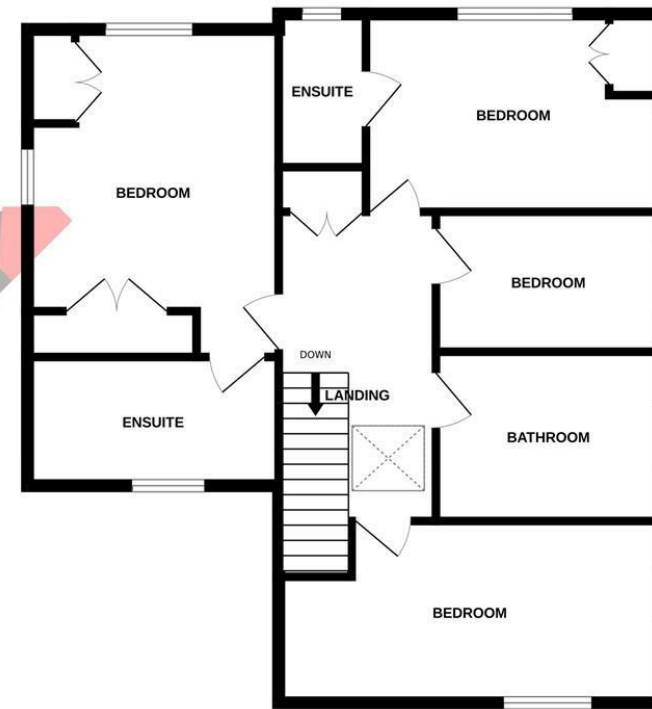




GROUND FLOOR



1ST 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <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 plus) <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	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.