



Rose Cottage,
19 Court Lodge Road, Appledore, Kent TN26 2DD

Rose Cottage, 19 Court Lodge Road, Appledore, Kent TN26 2DD Guide Price : £375,000

Rose Cottage offers the opportunity to purchase a most wonderful Victorian terraced cottage situated along a country lane close to the centre of the sought after village of Appledore, and within easy reach of the historic Cinque Port towns of Tenterden and Rye.

This two bedroom period cottage, which has undergone extensive and sympathetic refurbishment by the current owners to exacting standards, offers charming and beautifully presented accommodation throughout.

The love, care, and attention to detail has resulted in a very special home. Not only has a great deal of thought been given to creating a stylish blend of modern living and period charm, but also to the layout and spacial design.

To the rear of the cottage there is a pretty landscaped garden, spacious timber summerhouse, currently used as an art studio / retreat, and a useful storage area. Viewing is highly recommended to appreciate all this lovely property has to offer.

- Most wonderful terraced period cottage
- Refurbished to exacting standards throughout
- Beautifully presented 2 bedroom accommodation
- Sitting room with fireplace and wood burner
- Bespoke kitchen / high end bathroom / cloakroom
 - Pretty cottage garden with timber retreat
- Walking distance of village centre / local amenities
 - Tranquil location along a country lane
 - Non-restricted on-street parking
- Mainline stations at Appledore and Ashford

SITUATION: The property is situated in a most desirable location close to the village centre with its local store, post office, tearoom, public house, village hall and recreation ground. The pretty parish Church of St Peter and St Paul is nearby and the village also offers various clubs and societies. The Cinque Port towns of Rye and Tenterden are approximately 6 miles distant and offer a wider selection of shops, supermarkets, banks, restaurants and leisure centres. There is a broad choice of schools in the area in both the state and private sectors.

Appledore station, which is on the Rye to Ashford line, is about 2 miles away. The mainline station at Ashford is around 10 miles, where Eurostar trains depart for the continent together with regular high-speed services to Ebbsfleet and London St Pancras, a journey of approximately 37 minutes.

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The accommodation comprises the following with approximate dimensions :

SITTING ROOM 13' 9" x 11' 8" The front door opens into a most welcoming, and deceptively spacious sitting room that is open to the dining room beyond. An exposed brick fireplace and wood burner give a cosy focal point. Seagrass flooring. Window with half shutters to the front.

DINING ROOM 13' 9" x 8' 4 max. This open plan area is conveniently situated between the sitting room and the kitchen. Stained stripped floorboards and painted tongue and groove panelling to parts of the walls give a stylish cottage feel. Built-in dining seat. Stairs to first floor with cupboard below. Window to rear looking out to the garden.

KITCHEN 13' 2" x 7' 3" A small open plan corridor leads from the dining area, past the cloakroom to the part vaulted kitchen, which is both beautiful and functional.

There are a range of open shelved base units with wood worktops. Space for free standing furniture, dishwasher and upright fridge / freezer. Windows to the side and rear give views over the lovely garden beyond and French doors at the other end give access to it. Stripped and stained wide floorboards. Tongue and groove panelling to some walls.

CLOAKROOM A spacious cloakroom with low level w.c, hand basin and plumbing and electrics for a washing machine and drier. Space for cloaks and boots. Stripped stained wide floorboards.

FIRST FLOOR LANDING 8' 6" x 5' 8" A staircase with stripped pine treads leads to a landing which gives access to both bedrooms and bathroom. Loft hatch. Seagrass flooring.

BEDROOM 1 12' 3" x 12' 1 max. This pretty bedroom with its feature Victorian fireplace and built-in storage is deceptively spacious. Stripped pine floorboards. Lovely countryside views to the front.

BEDROOM 2 12' 3" x 7' 9" A charming double bedroom with built-in corner cupboard. Window to side. Stripped pine floorboards.

BATHROOM An elegant and most luxurious traditional style bathroom comprising freestanding claw foot bath with mixer tap and hand held shower. Corner shower enclosure; wall mounted wash hand basin; medium level w.c suite and cistern; and heated towel rail with radiator. Painted floorboards. Window to rear overlooking garden.

OUTSIDE

A paved brick path with a small garden to the side leads to the front door. To the rear of the property is a delightful garden which is completely in keeping with the character of the cottage.

There is a pretty gravelled area outside of the kitchen, ideal for al fresco dining, and a brick paved patio to the rear of the kitchen which makes a sunny place to sit and relax. The boiler is situated to the back of this patio. A paved path leads down beside the lawn to a timber summerhouse (9'0 x 9'0), currently being used as an art studio / retreat.

A gate at the end of the garden leads to a useful storage area where the oil tank, shed and bins are housed. There is non-restricted on-street parking to the front of the cottage.

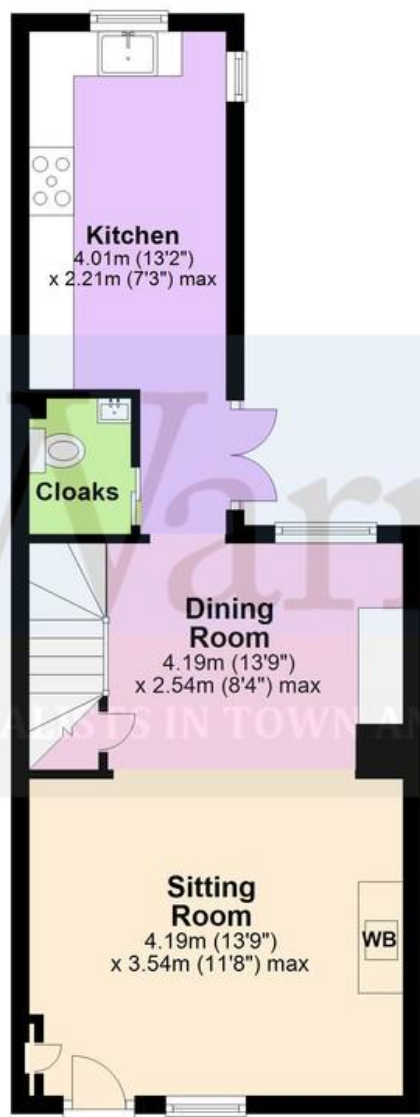
SERVICES Mains water, drainage and electric. Oil fired central heating. EPC: E

DIRECTIONS From Tenterden, head to Appledore on the B2080. Continue on this road until you reach a 'T' junction. Turn right and drive through the village. Court Lodge Road is on the right-hand side just after The Black Lion PH on the left. Turn right into Court Lodge Road. Number 19 can be found a little way along this lane on the right hand side.



Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



