



Seymour House The Street, Appledore

Guide Price £625,000

Seymour House The Street

Appledore, Ashford

This spacious 3 bedroom / 2 bathroom detached house, occupying a large plot in a very popular location just a short walk from the centre of the picturesque village of Appledore, would suit any number of potential buyers, but particularly those looking for a property with huge amounts of potential.

Council Tax band: E

Tenure: Freehold

- Attractive detached 3 bedroom / 2 bathroom village property
- Opportunity for internal modernisation & updating
- Large plot size with huge potential for Extension (stpp)
- Integral double Garage / Driveway for parking & turning
- Large level garden with countryside views to the rear
- Set back position in popular central village location
- Cinque Port towns of Tenterden & Rye approx. 6 miles distant
- Wide choice of good local schools including Grammars
- Appledore Station 1.5 miles with links to Ashford & Rye
- NO ONWARD CHAIN



Entrance Hall

15' 9" x 6' 3" (4.80m x 1.91m)

The front door opens into a welcoming entrance hall which forms the centre of the house. Stairs to first floor with under stairs cupboard. Space for free standing furniture

Lounge

15' 5" x 14' 11" (4.70m x 4.55m)

This spacious and very light double aspect room has large picture windows to the front and side. Double doors to the rear give access to the sitting / dining room beyond. A country style stone effect fireplace with open fire provides a focal point for the room.

Sitting / Dining Room

23' 4" x 12' 2" (7.11m x 3.71m)

This very spacious, flexible room at present serves two functions as a dining room and sitting room. A large window at the back gives wonderful views over the garden, while a set of French doors to the side give access to the large patio at the back of the house.

Kitchen

11' 2" x 9' 10" (3.40m x 3.00m)

The good size kitchen, which is situated at the back of the house, has enormous potential and could be the real heart of this home. There is certainly potential if desired, and subject of course to the necessary permissions, to knock through to the sitting / dining room to make a large open plan kitchen / family room or extend out at the back. The current kitchen although dated, has been very well looked after and is perfectly useable. There are a number of fitted wood units, both base and wall, with tiled worktops. One and a half bowl sink with drainer and mixer tap. Space for a dishwasher and under counter fridge. Built-in eye level electric oven and grill. A large window overlooking the garden also gives views over the grazing pasture beyond. Open doorway to rear lobby.



Rear Lobby

9' 10" x 4' 9" (3.00m x 1.45m)

Rear lobby gives access to the utility room, cloakroom, garage and garden. Oil fired Boiler.

Cloakroom

4' 10" x 2' 8" (1.47m x 0.81m)

Comprises a corner wash basin with mixer tap and WC.

Utility Room

11' 6" x 9' 11" (3.51m x 3.02m)

Currently set up as a utility room with space and plumbing for a washing machine, white goods, cloaks, boots and dogs, this generous area could work equally well as a study or home office.

Integral Double Garage

17' 4" x 16' 3" (5.28m x 4.95m)

An internal door from the rear lobby very conveniently leads you into the spacious integral garage. An electrically operated garage door gives access from the drive.

Window to rear. Power and light connected. NB: Due to its position, the garage has potential to be converted into additional living accommodation if desired and subject to the necessary permissions.

First Floor Landing

10' 2" x 5' 11" (3.10m x 1.80m)

Stairs from the ground floor lead to a first floor landing where there is an airing cupboard housing the hot water cylinder. Doors to all three bedrooms and bathroom. Loft access. NB: Depending on the construction of the garage and utility room, which would need further investigation by suitable professionals, it may be possible to extend on top of these and gain access from the current landing.

Bedroom 1

15' 9" x 12' 5" (4.80m x 3.78m)

A spacious double bedroom with good amounts of built-in storage and en-suite shower room.



En-suite

10' 6" x 2' 11" (3.20m x 0.89m)

A handy en-suite comprising enclosed shower, wash basin and WC.

Bedroom 2

15' 9" x 9' 10" (4.80m x 3.00m)

A good size double bedroom with window overlooking garden and countryside beyond.

Bedroom 3

9' 11" x 7' 4" (3.02m x 2.24m)

The smallest of the three bedrooms with large built-in over stairs cupboard and window to the front.

Bathroom

8' 7" x 5' 5" (2.62m x 1.65m)

A very well presented traditional style bathroom comprising: panelled bath with hand held shower attachment; pedestal wash basin; WC and heated towel rail.

Services

Mains: water, electricity and drainage. Oil fired central heating. EPC Rating: tba. Local Authority: Ashford Borough Council.

Location Finder

what3words: ///cowboy.prevented.angel

Front Garden

Set back behind mature trees and hedging, the house is fronted to one side by a good size garden area laid mainly to lawn.



FRONT GARDEN

Set back behind mature trees and hedging, the house is fronted to one side by a good size garden area laid mainly to lawn.

REAR GARDEN

A gate to the side of the house takes you through to a large well screened garden, where there is a large patio across the back of the house. Laid mainly to grass with mature shrubs and trees, the rear garden is ideal for children, pets, gardeners and nature lovers. The garden also has the added bonus of lovely views across sheep grazing land towards the Military canal, which makes you feel as though you are in the middle of the countryside.

DRIVEWAY

4 Parking Spaces

A tarmac driveway provides parking and turning for a number of vehicles in front of the double garage.

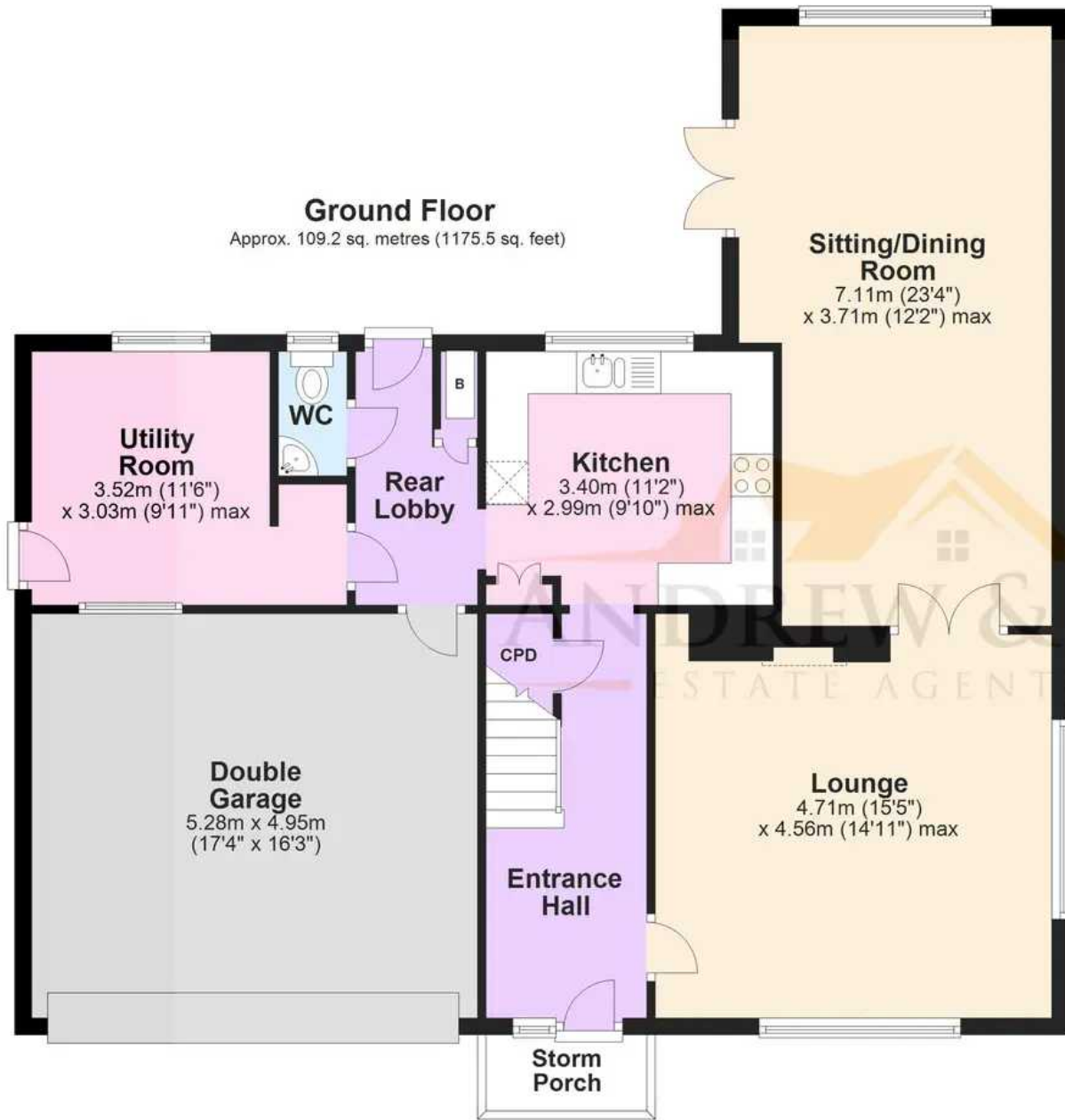
DOUBLE GARAGE

2 Parking Spaces









Total area: approx. 159.2 sq. metres (1713.2 sq. feet)

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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