



Woodborough Priory Road, Bilsington

Offers in Region of £600,000

Skippers

Woodborough Priory Road

Bilsington, Ashford

A charming 18th century single-storey cottage, set in an idyllic rural location between Bilsington and Aldington, enjoying period character throughout with two double bedrooms, a conservatory, and a welcoming living room. Sitting within approx. 2 acres, the property boasts formal gardens, paddocks, stabling, and a superb range of outbuildings including a summer house, workshop, aviary & greenhouse.

Council Tax band: D

Tenure: Freehold

- Charming 18th century single-storey cottage full of character and period features
- Idyllic rural setting between the villages of Bilsington and Aldington
- Accommodation includes living room with fireplace, kitchen/dining room, conservatory, two double bedrooms, and shower room
- Set within a generous plot of approx. 2 acres
- Beautifully maintained formal gardens and paddocks
- Stabling facilities ideal for equestrian use or smallholding
- Extensive range of outbuildings, including summer house, workshop, aviary, shed, greenhouse and chicken coop
- Peaceful yet conveniently located for local village amenities and transport links



Porch

uPVC door and windows to the front, coats and shoe cupboard and tiled flooring.

Living Room

11' 5" x 12' 1" (3.47m x 3.69m)

Window to the front, chimney with inset log burner, radiator and Parquet flooring. Doors to both bedrooms and Kitchen/Diner.

Kitchen/Dining Room

14' 6" x 26' 0" (4.42m x 7.92m)

Rear door to garden and window looking out, doors to the conservatory, lobby with storage space and access to bathroom, radiator and tiled flooring to the kitchen and wood flooring in the dining area. Kitchen with a range of fitted wall and base units with solid wood worksurfaces, Butler sink, Oil fired Raeburn with various ovens and hot plates (provides central heating and hot water), integrated washing machine.

Conservatory

9' 2" x 14' 9" (2.79m x 4.50m)

uPVC construction with triple glazed windows and self-cleaning glass lantern roof, doors leading out to the garden and tiled flooring.

Bedroom 1

10' 10" x 11' 2" (3.29m x 3.40m)

Window to the front, fitted wardrobes, radiator and fitted carpet.

Bedroom 2

10' 9" x 11' 4" (3.28m x 3.45m)

Window to the front, door to the rear, chimney with inset log burner, built-in cupboard, radiator and fitted carpet.

Shower Room

Window to the rear, square shower enclosure with electric shower, WC, wash basin, radiator, extractor fan, tiled walls and tiled flooring.







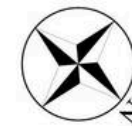






Woodborough, TN25

Approximate Gross Internal Area = 81.5 sq m / 878 sq ft
Approximate Outbuilding Internal Area = 62.3 sq m / 671 sq ft
Approximate Total Internal Area = 143.8 sq m / 1549 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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