



West Lodge, Woodchurch

Offers in Region of £675,000

Skippers

West Lodge

Woodchurch, Ashford

Spacious 5/6-bed detached bungalow with annexe potential (STPP), large garden, double garage, ample parking, and rural setting near Woodchurch village, M20, and Ashford International.

Council Tax band: E

Tenure: Freehold

- Detached Spacious Bungalow with Excellent Annex Potential
- Lovely Rural Location on the Outskirts of Popular Woodchurch Village
- 5 Bedrooms in Main Residence
- Double Garage with Driveway Parking for Multiple Vehicles
- Kitchen/Breakfast Room with AGA
- Lounge/Diner and Study
- En-suite to Master Bedroom with additional Shower Room & Family Bathroom
- Occupying approx. Quarter Acre Plot with Mature Low Maintenance Gardens
- Access to the M20 motorway and the International Station with High speed trains to London St Pancras (37 minutes)
- Easy Access to Woodchurch Village with Good Range of Amenities inc Village Primary School, Village Green and Pubs



Porch

Door through to living room.

Lounge

21' 2" x 14' 6" (6.45m x 4.42m)

Double aspect with window to side and front, fireplace and woodburning stove with doors through to dining room, study and kitchen/breakfast room.

Dining Room

14' 4" x 8' 11" (4.37m x 2.72m)

Window to side and fitted shelving.

Kitchen/Breakfast Room

17' 5" x 11' 8" (5.31m x 3.56m)

Good range of cupboards and drawers beneath work surfaces with additional wall mounted units, window to front and door through to boot room, space and plumbing for washing machine and dishwasher, 1 and half bowl ceramic sink with mixer tap and drainer, electric hob with extractor over and low level oven, AGA, partially tiled walls and inset spotlights.

Boot Room

Window and door leading to garden, Economy seven electric, storage cupboards.

Study

14' 5" x 8' 10" (4.39m x 2.69m)

Built in bookshelf, storage cupboard, window to front, door through to family bathroom and inner hallway.

Family Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over and shower screen, airing cupboard, obscured window heated towel radiator, partially tiled walls and flooring.



**Bedroom**

16' 8" x 14' 3" (5.08m x 4.34m)

Window, door through to en-suite, range of built in wardrobes, loft access.

En-suite

White suite comprising low level wc, wash hand basin with mixer tap and vanity storage, walk in shower cubicle, obscured window, inset spotlights, partially tiled walls, underfloor heating, heated towel rail.

Bedroom

12' 7" x 10' 2" (3.83m x 3.10m)

Window to front.

Bedroom

12' 10" x 10' 2" (3.91m x 3.10m)

Window to front.

Bedroom

10' 0" x 6' 11" (3.05m x 2.11m)

Window outlook to rear.

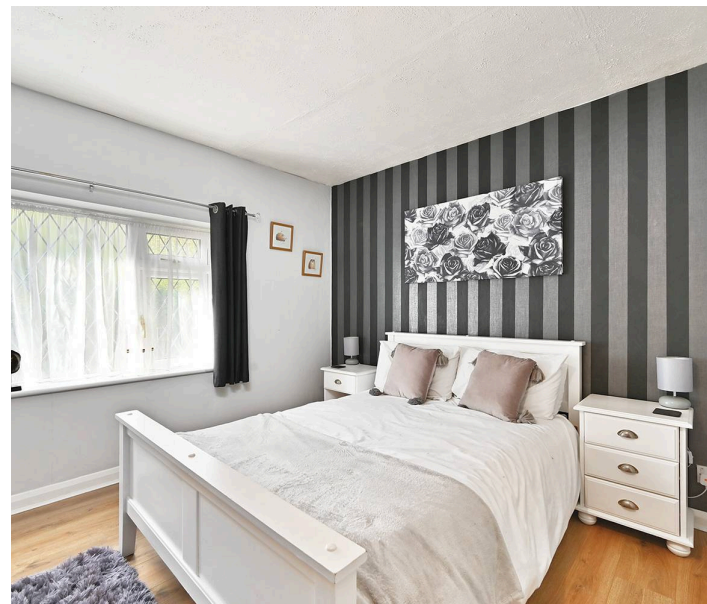
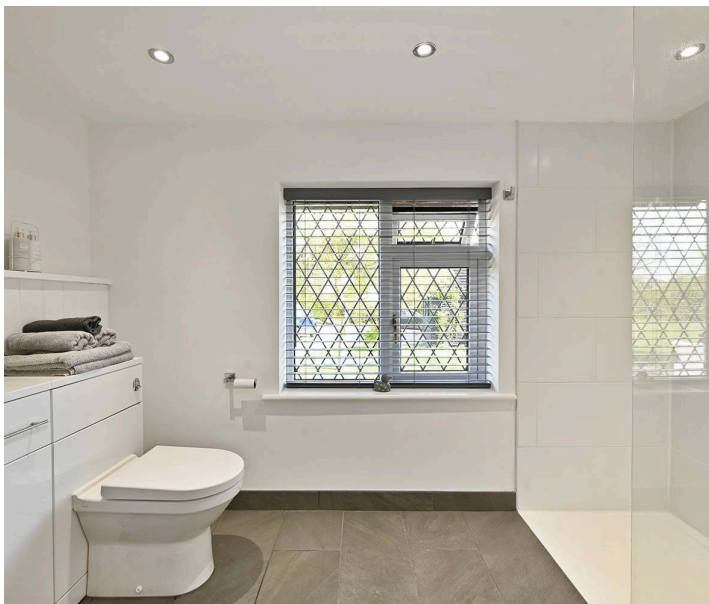
Bedroom

9' 0" x 6' 11" (2.74m x 2.11m)

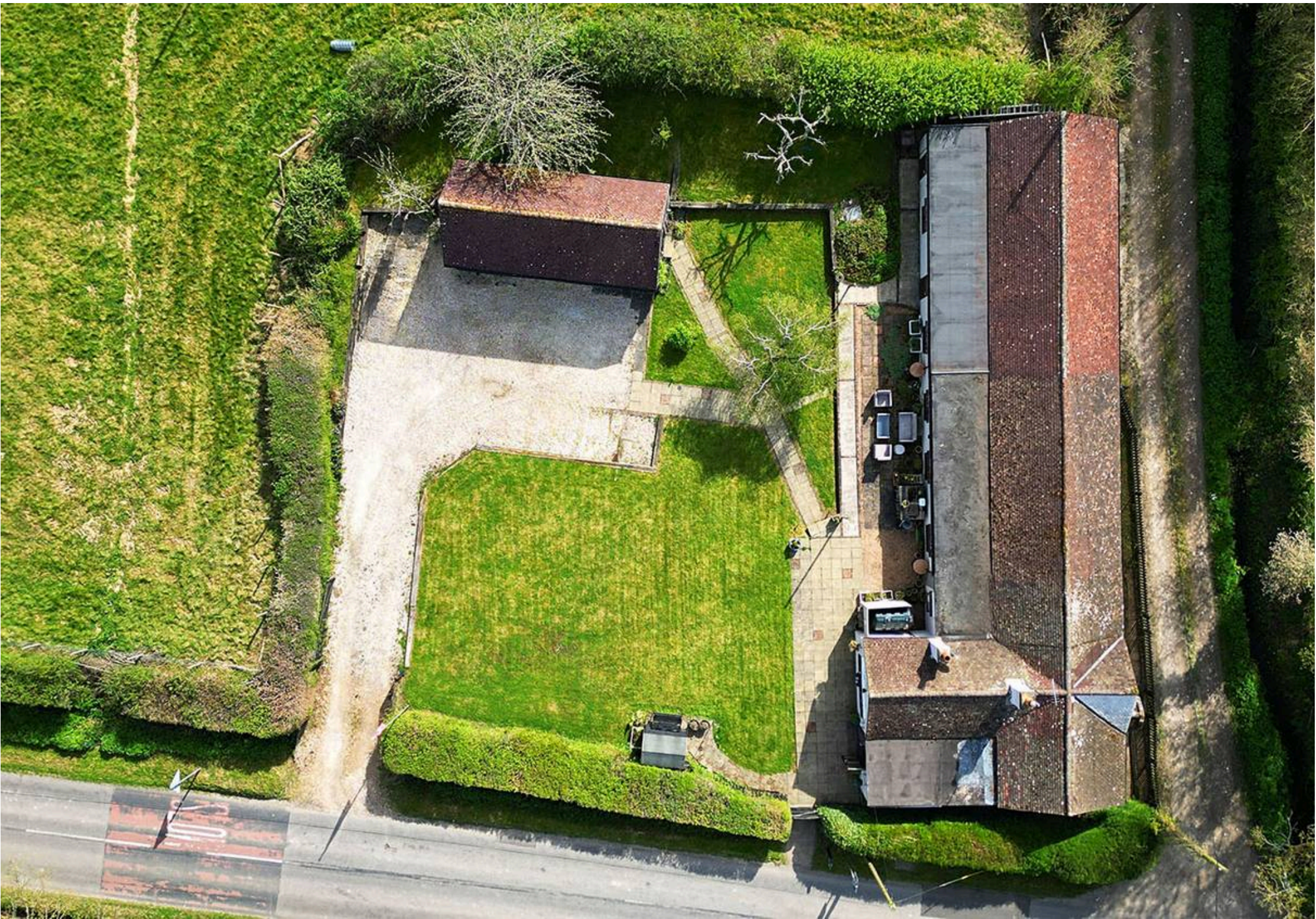
Window outlook to rear.

Shower Room

White suite comprising low level wc, wash hand basin with mixer tap and vanity storage under, obscured window to rear, tiled shower cubicle, obscured window to rear, heated towel radiator, tiled flooring.











West Lodge, TN26

Approximate Gross Internal Area = 169.5 sq m / 1825 sq ft
Approximate Annexe Internal Area = 32.7 sq m / 352 sq ft
Approximate Garage / Workshop Internal Area = 37.1 sq m / 400 sq ft
Approximate Total Internal Area = 239.3 sq m / 2564 sq ft



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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