



**hobbs
parker**
The Villages

Tayfield

Brook Street Woodchurch, Kent

A 3 bedroom detached house with views over fields to the front and back, situated in a semi rural location between the popular village of Woodchurch and picturesque town of Tenterden. The good size plot offers the potential to extend to the side and the rear. The garden would be perfect for keeping a few chickens and maybe some raised vegetable beds.

Guide Price £400,000



Accommodation

- Entrance hall • Sitting room • Kitchen/ dining room with walk in pantry • Conservatory / utility room
- Cloakroom • Three bedrooms • Family bathroom

Outside

- Gardens • Wooden garden store

Communications

- Woodchurch 2 miles • Tenterden 2 miles
- Ashford 10 miles • Rye 12 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars 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.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

Brook Street (B2067) connects Woodchurch and Tenterden.

Woodchurch lies 2 miles to the east and is a thriving village with a local store, post office, butcher, doctors surgery, two pubs, a 13th Century church and a popular primary school. In addition there is a many and varied range of clubs and societies.

The historic market town of Tenterden is 2 miles away, with an excellent range of shops, including a Waitrose supermarket and there are many restaurants and public houses.

The growing market town of Ashford with its' international station is 10 miles away. The high speed railway provides a service into London St Pancras in around 37 minutes, making this property easily within commutable distance.

Motorway access is from Junction 9 of the M20, providing a fast link to the Channel Tunnel, ports and M25.

There is a wide choice of both private and state schooling in the Tenterden & Ashford area.

Tayfield

This detached family home is on a good size plot and enjoys far reaching rural views to both the back and the front.

The kitchen / dining room is fitted with a range of units, has a useful walk in pantry. There is ample space for a dining table and French doors open onto the garden. Adjacent is the conservatory which functions as utility/ boot room and is plumbed for a washing machine as well as housing the central heating boiler.

The sitting room is a wonderfully light bright space with a double aspect and a fireplace fitted with a wood burning stove providing a focal point and to one side are fitted cupboards.

Upstairs there are three bedrooms and these share the family bathroom with shower fitted over the bath. From the bedrooms there are far reaching unobstructed countryside views.

Outside

The property is approached via a five bar gate and there is an area of off road parking for three vehicles, as well as a lawn behind a high hedge.

The gardens to the rear face south, ensuring plenty of sunshine and are laid mainly to lawn with a number of mature trees and shrubs (including fruit trees). There is plenty of space to keep a few chickens and a vegetable garden

Given the size of the gardens, there would be plenty of space to extend the property to the side and the rear, subject to the necessary planning permissions.

Services

Mains water and electricity, oil fired central heating and private drainage.

TN26 3SZ

Directions

From our offices in Tenterden, follow Oaks Road out of Tenterden, bear left along Golden Square and at the cross roads go straight over taking the B2067 Woodchurch Road.

The property will be found on your right after a couple of miles.

From Junction 9 of the M20, take the A28 towards Tenterden. After approx 5 miles turn left towards Woodchurch. After about 3 miles, you will enter the village of Woodchurch. Continue through the village along Front Road and at the T junction at the bottom, turn right towards Tenterden. The property will be found on your left after a couple of miles.

Viewing

Strictly by appointment only. If you would like to view Tayfield, please telephone our offices.

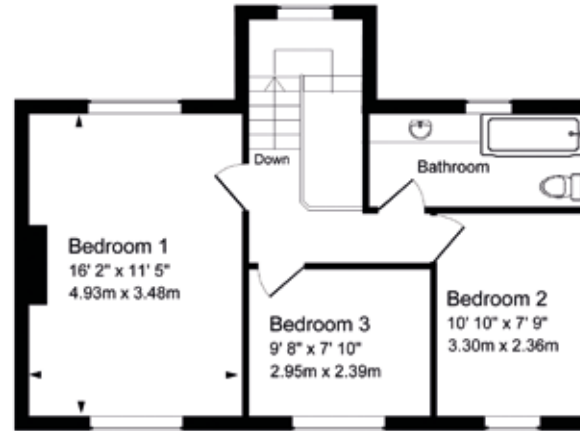
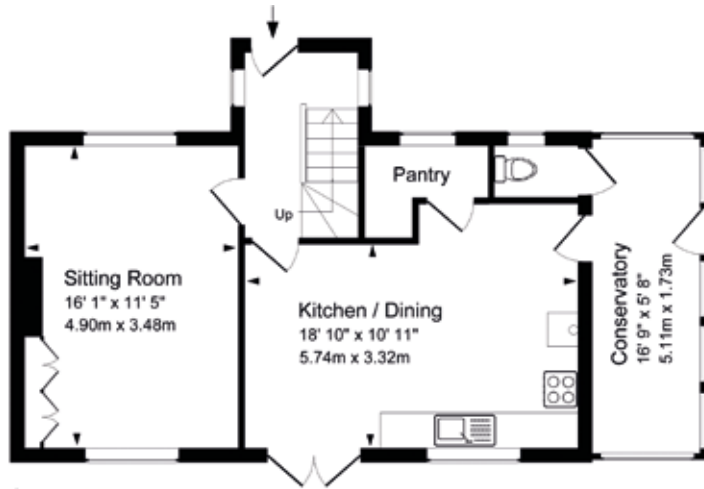
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Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Tayfield
 Brook Street, Woodchurch, Kent



Ground Floor

First Floor

Approximate Gross Internal Floor Area House : 1,016 Sq. Ft. / 94 Sq. M.

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 Drawing Number : 184-755j



Woodchurch

LOCAL VILLAGE PROPERTY

Woodchurch is a large, social village, with much to offer. It has a fine Grade I Listed church and there is a well maintained village green in the heart of the village with a play area for children. The CE Primary School with 140 - 150 children has an excellent reputation. The impressive white smock windmill in the village has been fully restored and is opened to the public on Sunday afternoons and bank

holidays, throughout the summer. The Rare Breeds Centre just outside the village holds many family functions throughout the year. A lottery grant was awarded to the village to fund the restoration of a timber frame barn and this is now the Woodchurch Museum.



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in Tenterden every single day makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Simon.

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The Villages