



4a Plum Tree Gardens Woodchurch TN26 3SJ

A very well presented detached two bedroom detached bungalow tucked away on a quiet cul de sac with pretty, manageable gardens and a detached garage, in the popular village of Woodchurch.

Guide price **£420,000**



Accommodation

- Entrance hall • Sitting room • Dining room • Kitchen
- Master bedroom with shower room en suite
- Further bedroom • Family bathroom

Outside

- Gardens • Detached garage • Wooden garden store
- Greenhouse • Off road parking

Communications

- Tenterden 4 miles • Ashford International Station 6 miles • M20 Motorway 7 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

Plum Tree Gardens is a quiet cul de sac within easy walking distance of the village amenities and bus route.

Woodchurch is perhaps one of the most popular villages in the area with its picturesque village cricket green, parish church and inns. There are village shops, a primary school and a doctor's surgery whilst there are wider facilities in the surrounding area. The historic town of Tenterden with its busy High Street offers supermarkets, schools and leisure amenities. The thriving market town of Ashford provides further retail opportunities, access to the M20 motorway and the International Station (Eurostar) along with 37 minute high speed trains to London St. Pancras.

4a Plum Tree Gardens

This bungalow has been looked after and loved over the years and offers very well presented living accommodation. There is a good size entrance hall fitted with oak floors, with the sitting room to one side. A fireplace provides a focal point to the room and through the arch is the dining room, again fitted with an oak floor and French doors that open to the garden.

The smart kitchen is fitted with a range of high gloss units and includes a number of useful pan drawers as well as built in appliances.

The double bedroom is fitted with a pair of high quality built in wardrobes and beyond is the large, contemporary shower room.

The second bedroom is a double and has views of the garden. Finally there is a good size family bathroom.

Outside

The bungalow is set behind a neatly trimmed hedge with a small area of lawn. The drive leads to the detached garage and there is parking for two vehicles.

The west facing garden to the rear is delightful with planted beds, a neatly trimmed lawn and a terrace for outdoor dining. Behind the garage is the greenhouse and to one side of the property is the wooden garden store.

Services

Gas fired central heating, mains drainage, mains electricity.

Directions

From Tenterden: Follow the B2067 signposted towards Hythe. After about 4 miles you will enter Woodchurch. Turn left onto Front Road and then right onto Lower Road and Plum Tree Gardens will be found a short way along on your right. Turn in here and then left at the end and the bungalow will be found in the corner on your left.

From Ashford: Follow the A28 towards Tenterden. After about 4 miles, turn left towards Woodchurch. Continue along this road until you enter the village. Go past the church on your right and pubs on your left and continue down Front Road and turn left onto Lower Road and then right into Plum Tree Gardens. Turn left at the end and the bungalow will be found in the corner on your left.

Viewing

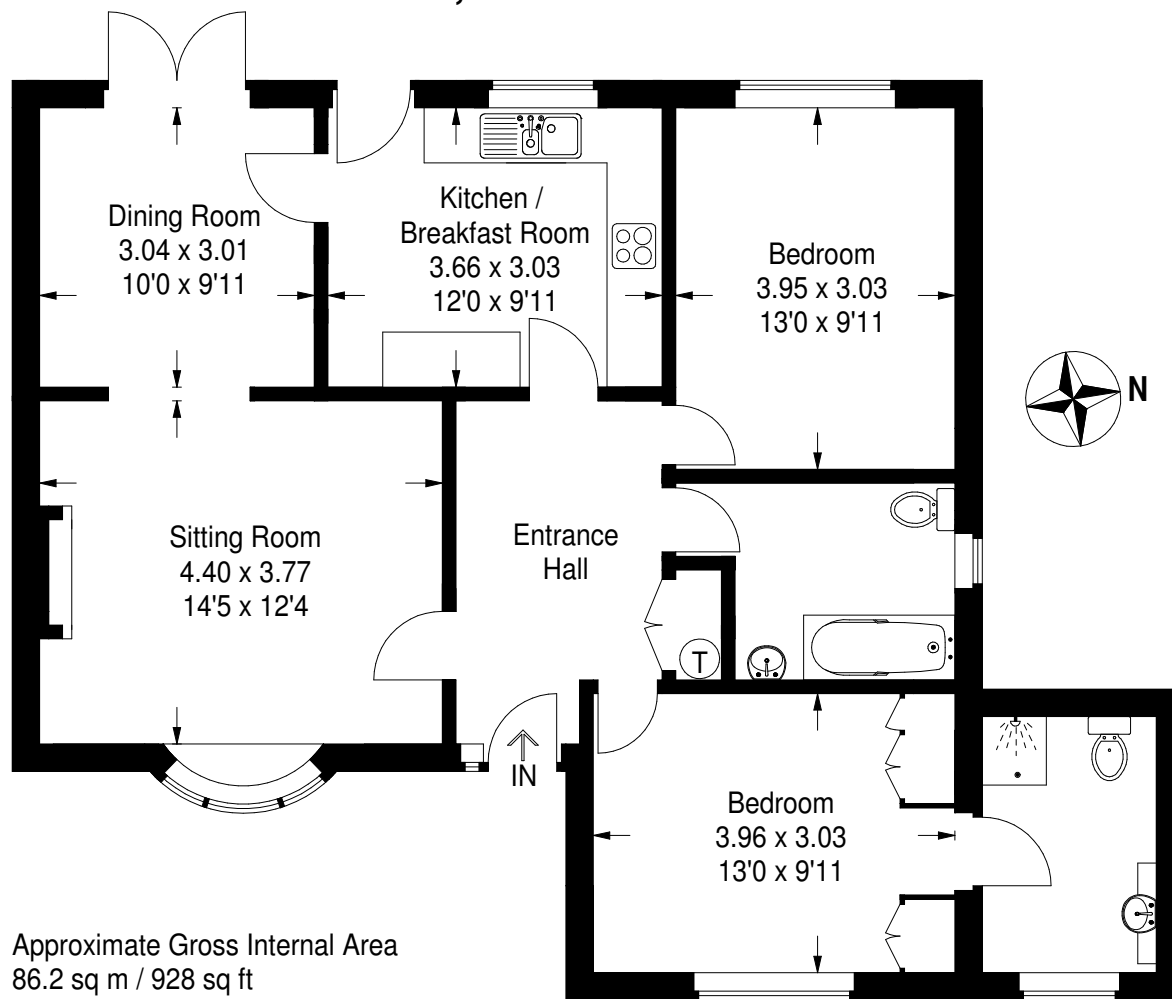
Strictly by appointment only. If you would like to view 4a Plum Tree Gardens, please telephone our office.

Energy Efficiency Rating

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



4A Plum Tree Gardens, Woodchurch



Approximate Gross Internal Area
86.2 sq m / 928 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 487976)

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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The Villages



Ashford Office

Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 6QX
01580 766766

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 Godfrey
Director & Head of
Hobbs Parker Tenterden Homes