



GROVE VIEW

GROVE FARM, REDBROOK STREET, WOODCHURCH, KENT, TN26 3QS



A CONTEMPORARY, ENERGY EFFICIENT NEW HOME SET IN A SMALL EXCLUSIVE GATED DEVELOPMENT IN A LOVELY RURAL LOCATION

◆ Entrance Hall ◆ Open Plan Sitting/Dining Room/ Kitchen/Breakfast Room ◆ Utility Area

◆ Master Bedroom with En Suite Shower Room
◆ 3 Further Bedrooms ◆ Family Bathroom

◆ Enclosed Lawned Garden with Terrace ◆ Paddock
◆ Off Road Parking

Description

Grove View is a contemporary new build home which occupies a lovely rural position within a small and exclusive gated development of three similarly designed properties, which have been modelled on the former farm buildings.

Externally, Grove View retains some of the style and form of the original agricultural building and features larch cladding and zinc roof and downpipes, whilst internally this impressive home is completed to a high specification, featuring light, airy and stylishly presented accommodation of good proportions with energy efficient heating and lighting systems in place.

Sitting/Dining Room/ Kitchen

- ◆ Aluminium double glazed windows with UV protective glass
- ◆ Two sets of bi fold doors to the east facing terrace
- ◆ Stylish bespoke fitted kitchen with modern cupboards and breakfast bar
- ◆ Integrated Bosch appliances
- ◆ Ceramic tiled floor continuing into utility room

Bedrooms, Bathroom and En Suite

- ◆ Master bedroom with Hammonds furniture and en suite shower room
- ◆ 3 further bedrooms, bi fold doors from bedrooms 1 and 2 to the terrace
- ◆ Bath and shower rooms fitted with contemporary suites by Roca and modern chrome fittings including heated towel rail



Heating and Electrical

- ♦ Underfloor heating with individual thermostatic controls
- ♦ Cat 5 wiring with TV /USB / telephone points to all rooms

Externally

- ♦ Landscaped rear garden with level lawn, Portugese laurel hedging, resin bonded terrace/path
- ♦ Automatic sensor lighting
- ♦ Enclosed post and rail paddock
- ♦ Designated parking
- ♦ The property benefits from an ICW 10 Year Warranty (TBC)

Situation

Local & Comprehensive shopping: Woodchurch has a village green, general store and post office, butcher and two public houses together with a 13th century church and primary school. The Cinque Port of Tenterden (4.6 miles) has a Tesco and Waitrose, several pubs and restaurants and leisure centre with swimming pool, whilst Ashford (8.3 miles) has more extensive shopping and amenities.

Mainline rail services: The nearest railway station is Ham Street, on the Hastings to Ashford line, but for the commuter Headcorn station offers services to London Bridge, Charing Cross and Cannon Street. Eurostar trains are available from Ashford International and a high speed link runs from Ashford to London St Pancras in about 37 minutes.

Education: There are an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

Directions

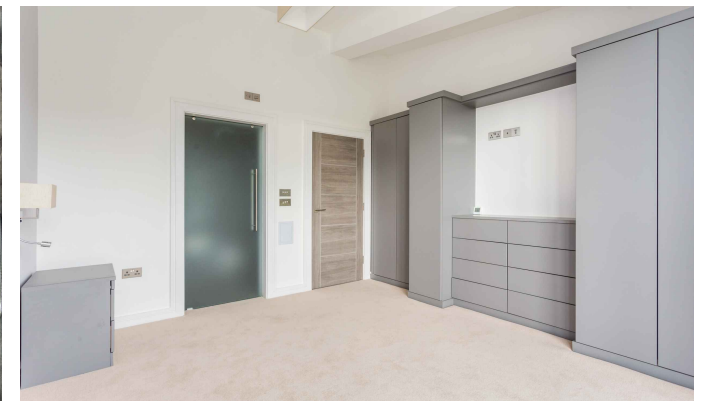
From Tenterden High Street (A28) head through St Michaels to the village of High Halden. In the centre opposite The Chequers Inn turn right and proceed following signs to Woodchurch. After about 2 miles turn right into Redbrook Street, the entrance to the Grove Farm development will be found shortly on the left hand side as indicated by Savills For Sale board.

Services

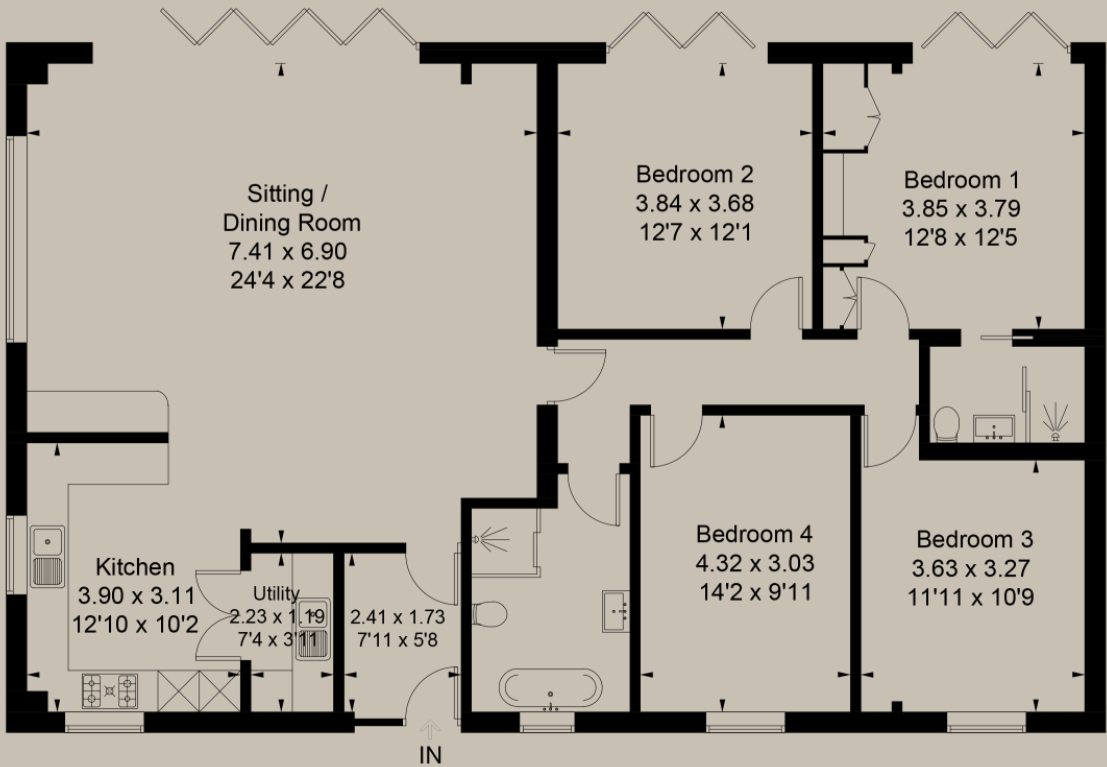
Under floor heating via LPG, mains water and electricity, private drainage system.

Outgoings

Ashford Borough Borough Council



Approximate Area = 144.3 sq m / 1553 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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