



Grade II listed home having been in the same family for over 40 years

Front Road, Woodchurch, Ashford, Kent, TN26 3QE

Guide £1,100,000 Freehold

savills



- Hall • Drawing Room • Dining room • Family Room • Kitchen
- Breakfast Room • Utility Room • Rear Hall • Bathroom • Landing
- Six Bedrooms • Family Bathroom • Attic Study and Store Room
- Extensive Lawned Gardens • Ornamental Pond • Garaging
- Ample Parking • Forge

Local Information

Well House sits back from the road, within the Conservation Area of Woodchurch village overlooking the pretty village green. There are various local amenities including a post office, butchers, village store, doctor's surgery and two public houses.

More comprehensive shopping and leisure facilities can be found in Tenterden (4.9 miles) and Ashford (about 8.2 miles).

A high speed train service runs between Ashford International (8.2 miles) and London St Pancras in about 37 minutes.

There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels; including Woodchurch Primary School, Dulwich School Cranbrook, Marlborough House and Saint Ronans preparatory schools in Hawkhurst. Ashford School, Highworth Grammar School Ashford, Norton Knatchbull for Boys, Homewood School Tenterden and Sutton Valence and Benenden Girls School.

The M25 can be accessed via the M20 at junction 10 providing links to Gatwick and Heathrow airport and other motorway networks.

*All mileages are approximate.

About this property

Well House is a detached Grade II listed house, full of immense charm and character with attractive gardens of over 0.70 of an acre and a lovely outlook over the village green.

The property, which is believed to date in part from 1620 and was at one time the village shop, offers potential purchasers the perfect opportunity for some updating. There is attached garaging, together with a former forge that adjoins a neighbouring property and is currently used for storage purposes, but with great potential subject to planning.

This delightful period home with over 3,000 sq ft of internal accommodation has three reception rooms on the ground floor, including the attractive drawing room incorporating an east facing sitting area with full length windows affording an outlook over the front gardens to the village green beyond.

The kitchen features painted beams, modern cupboards and appliances include a Miele oven and AEG induction hob. To one end there is a breakfast room, a rear hall and a bathroom and, to the other, a utility room /pantry with access to the two garages and the rear garden.

There is a total of six bedrooms over the first and second floors,



with a further bathroom, attic study (optional bedroom seven) and a useful attic store room. All of the bedrooms benefit from built in cupboards and enjoy an easterly aspect with views towards the green.

Well House is approached over a drive leading to a parking area and the garaging. To the front lie pretty lawned gardens with a pond and a brick path with lavender beds to either side. To the rear lies a wide pebble terrace spanning the length of the house, steps lead to expansive lawns with raised vegetable beds, yew hedging, a weeping pear and mixed hedging to western boundary which abuts a neighbour's field. The charming old village forge, still with the blacksmith's bellows in place is currently utilised for storage.

Agent's Note: There is a right of access for the neighbour to access their garage.

A footpath (instated when the property was the old village shop) runs to the front of the property between the front garden and the house.

Services: All mains services

Local Authority

Ashford Borough Council
Band G

Directions

From the centre of Tenterden take the A28 towards Ashford and turn right onto the B2080 to Appledore. Take the first left turn signposted to Woodchurch and continue for about 3 miles, turning

left into Front Road. Proceed into the village passing the post office and general store and on reaching the village green, the drive to Well House will be found on the left.

Tenure

Freehold

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.

Telephone:

+44 (0) 1580 720 161.





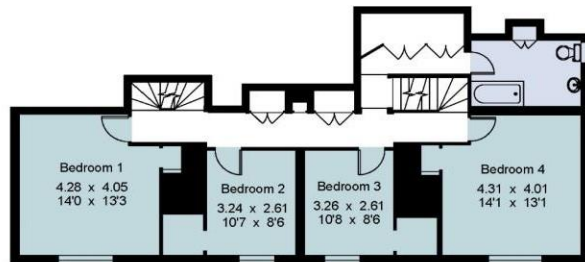
Well House, Woodchurch

Gross internal area (approx) 285.9 sq m/ 3,077 sq ft

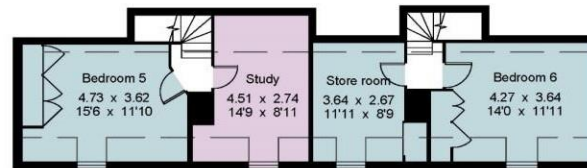
Garages 50.4 sq m/ 543 sq ft

The Forge 62.1 sq m/ 668 sq ft

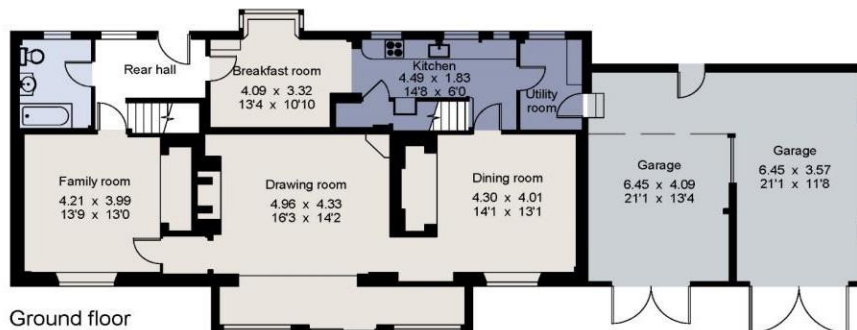
Total 398.4 sq m/ 4,288 sq ft



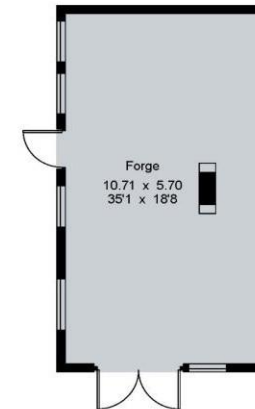
First floor



Second floor



Ground floor



For identification only - Not to scale
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