



**68 Front Road,  
Woodchurch, Kent TN26 3SA**

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**Price Guide : £395,000 – £425,000**

**A deceptively spacious 2 double bedroom semi-detached period cottage with off-street parking and west-facing garden, set close to the village green in the centre of the popular village of Woodchurch.**

**Having been a much-loved family home for many years, this charming two double bedroom property offers surprisingly spacious and versatile accommodation, well suited to modern lifestyles. The generous ground floor provides a variety of flexible living spaces, ideal for relaxed family living. To the rear, the pretty west-facing garden forms a peaceful and private retreat, perfect for enjoying sunny afternoons and evenings, while off-street parking to the front adds valuable practicality and everyday convenience.**

**One of the property's greatest attractions is its setting. Located just a short stroll from the picturesque village green and local amenities, this home enjoys the best of village living, combining period charm with the ease and convenience of a highly sought-after location.**

**SITUATION** Perfectly positioned within easy walking distance of the centre of the popular rural village of Woodchurch, the property enjoys convenient access to its picturesque village green and a range of everyday amenities. The village has a thriving community and offers a variety of local facilities including a general store with post office, butcher, primary school, doctor's surgery, historic church and two welcoming public houses, as well as a number of clubs and societies. Woodchurch is ideally situated between the historic market town of Tenterden, approximately four miles away, and the larger town of Ashford, around eight miles distant. Both provide a wide choice of shopping, leisure, educational and healthcare facilities.

For commuters, Ashford International station offers regular rail services to London, including the high-speed link to St Pancras with a journey time of around 37 minutes. Local bus services also operate to and from the village, providing further convenient transport connections.

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## GROUND FLOOR

The ground floor offers a wonderful sense of space, with a series of versatile living areas that flow comfortably together. The two principal reception rooms each feature working fireplaces, creating warm and inviting focal points and enhancing the cosy atmosphere during the cooler months. These rooms provide ideal spaces for both everyday living and relaxed entertaining, while their flexible layout allows the home to be arranged to suit a variety of lifestyles.

The kitchen is conveniently positioned between the dining room/snug and the conservatory, allowing for an easy connection between the main living areas. To the rear, the conservatory enjoys lovely views over the garden and offers a bright and adaptable additional living space – perfect as a garden room, reading area or informal sitting room.

Practical features have also been thoughtfully incorporated. A particularly useful utility and boot room provides valuable storage and space for the practicalities of everyday life, while a downstairs cloakroom is cleverly tucked away behind the utility area.



## FIRST FLOOR

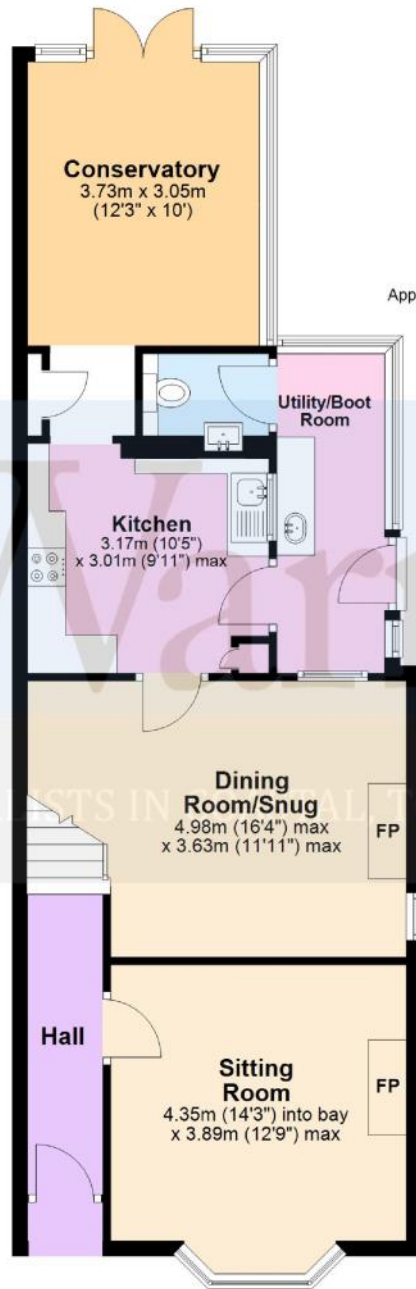
Upstairs, the sense of space continues. The main bedroom is notably generous and benefits from a wall of built-in mirrored wardrobes providing excellent storage. The second bedroom enjoys attractive views over the rear garden, creating a peaceful and light-filled room.

The family bathroom is unusually large and offers potential for reconfiguration, with the possibility that part of the space could be incorporated to create an ensuite or dressing room to the second bedroom, subject to the necessary consents.

**OUTSIDE** To the rear, the west-facing garden provides a delightful extension of the living space. Enclosed and attractively arranged, it offers a peaceful setting for relaxing afternoons and watching the sun set. To the front, the house presents an attractive and quintessentially cottage-style appearance, approached through a charming picket-style gate, while the added benefit of off-street parking to the side provides everyday convenience.

**SERVICES** Mains water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: D. Location Finder: what3words: [///flipping.frizz.guideline](https://www.what3words.com/)





**Ground Floor**  
Approx. 68.2 sq. metres (733.6 sq. feet)



**First Floor**  
Approx. 46.6 sq. metres (502.0 sq. feet)

Total area: approx.  
114.8 sq. metres  
(1235.6 sq. feet)

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