



**Lanes, 78 Front Road,
Woodchurch, Kent TN26 3SA**

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Guide Price : £550,000

A deceptively spacious detached chalet-style home, offered with no onward chain and ideally positioned in the heart of this highly sought-after village allowing easy access to local amenities and a relaxed village lifestyle.

Well-presented throughout, the property offers flexible, light-filled 2 / 3 bedroom accommodation with a bright and airy feel and the layout is particularly well suited to downsizers seeking a balance of comfort and convenience.

An impressive entrance hall creates a welcoming first impression and flows effortlessly into the generous open-plan living areas, providing a sociable environment that is perfect for everyday living and a conservatory overlooks the garden ideal for entertaining friends and family.

The property is further complemented by a wonderful garden with a variety of established trees and shrubs, offering an enjoyable outdoor retreat with a large terrace for entertaining. Off-road parking and a garage add further practicality. The historic Cinque Port town of Tenterden and the well-connected market town of Ashford are both within easy reach, offering an excellent range of amenities, schooling and transport links.

SITUATION 'Lanes' enjoys a prime location in the centre of the thriving village of Woodchurch, famous for its beautiful village green. Amenities include a general store, newsagent and post office, two village pubs, butcher, garage, Doctor's Surgery, Church and Primary School. There are a number of active clubs and societies catering for all ages and the village is surrounded by beautiful countryside where there are many good walks to enjoy. There is a good selection of schools both state and independent, and Woodchurch is within the catchment for the well-regarded Ashford Grammars (Highworth and Norton Knatchbull). Ashford International Station offers the high-speed service to London St Pancras (a journey of about 37 minutes). The historic Cinque Port town of Tenterden with all its many amenities is only 4 miles away.



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Ground Floor

Step through the front door into a good size **Entrance Porch**, providing plenty of practical space for coats, shoes, and boots helping to keep the main living areas clutter-free. Beyond, the home opens into an impressive open-plan **Entrance Hall**, creating a welcoming first impression and a sense of space. **The Dining Area** flows naturally from the hall and enjoys views over the rear garden, offering an inviting setting for dining table and chairs.

A couple of steps lead down to the **Sitting Room**, a lovely comfortable room with an attractive feature fireplace and gas fire, making an ideal focal point. The large front-facing window fills the room with natural light, making it an ideal place to relax and unwind.

Double doors connect the sitting room open to the **Conservatory** overlooking the garden. Whether enjoying a morning coffee, reading a book, or simply taking in the changing seasons, this bright and airy room offers a wonderful connection to the outdoors.

The well-appointed **Kitchen** has windows to the front and rear and offers a range of base cupboards, drawers and matching wall mounted units with worksurfaces incorporating sink unit with drainer and mixer tap. There is also an integrated oven and hob with extractor above with an integrated slimline dishwasher and fridge freezer with space for further appliances. Door to the garden.

From the hallway, an **Inner Lobby** offers useful storage and access to a conveniently located **Shower Room** ideal for busy households or guests.

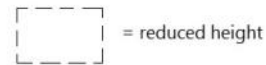
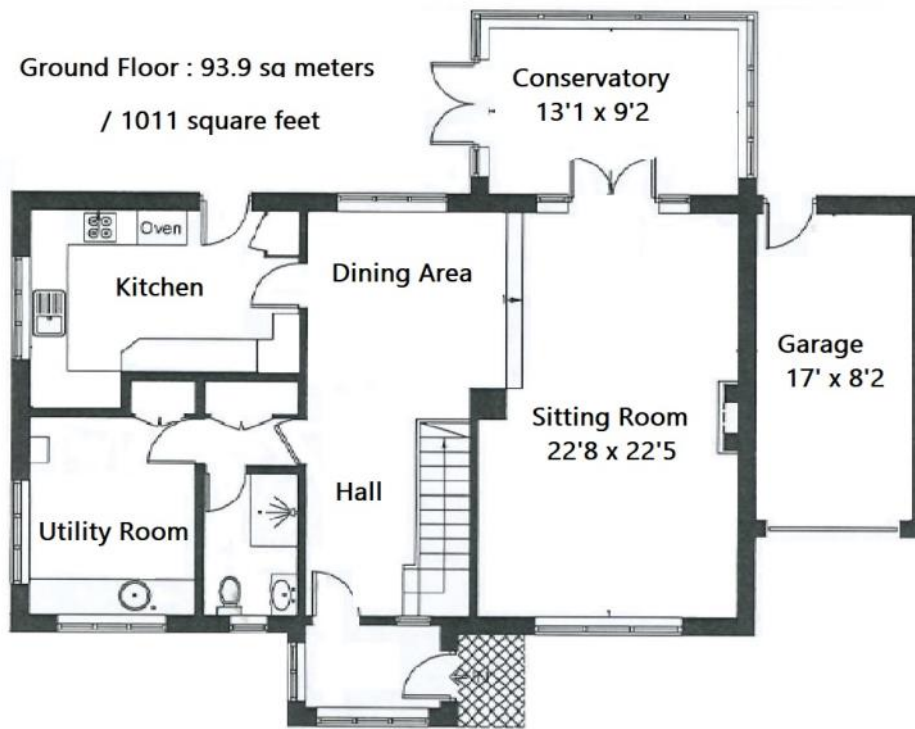
The adjacent generous **Utility Room / Bedroom** provides excellent additional workspace and space for laundry facilities, helping to keep household tasks separate from the main living areas while offering further storage options. This room has been used as an occasional bedroom in the past.

The First-Floor Landing provides access to useful eaves storage and leads to **Two well-proportioned Bedrooms**, both benefiting from fitted wardrobes and additional eaves storage space. Completing the accommodation is the **Family Bathroom**, fitted with a modern white suite, serving both bedrooms with ease.

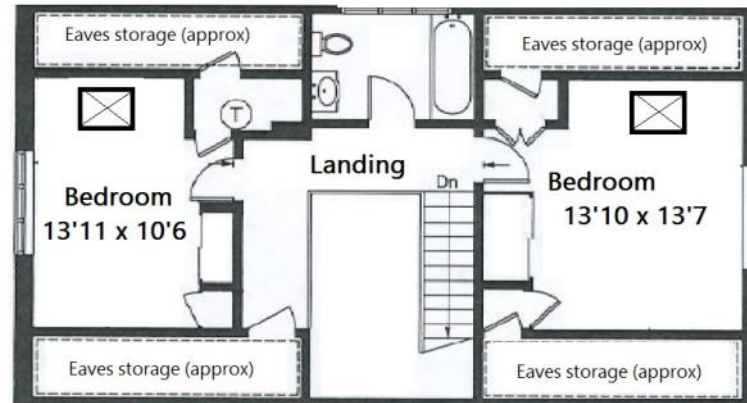
Outside: A driveway at the front of the property provides off-road parking and access to the attached **Garage**, with power, lighting, and a personal door to the rear. The front garden enjoys a good degree of privacy, screened by mature hedging, and features a lawn with established plants and shrubs. A gated side access leads to the rear garden, where a spacious paved terrace offers an ideal setting for outdoor dining, entertaining, and relaxing during the warmer months, complemented by a useful garden store. The attractive rear garden is predominantly laid to lawn and enhanced by a variety of mature trees and shrubs, creating year-round colour, character, and seasonal interest.

Agents Note : We understand there is planning consent for a property to be built to the rear.
Services : Mains water, electricity and drainage. Gas central heating. EPC : D Local Authority : Ashford Borough Council





First Floor : 73.8 sq meters / 794 square feet



Approx gross internal area :

167.7 sq meters / 1805 square feet.

Garage and Outbuilding = 17.6 square meters

/ 189 square feet

Approx total 185.3 sq meters / 1994 square feet (including eaves)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



