

Warner Gray



West Oast,
37 The Green, Woodchurch TN26 3PF

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Guide Price : £675,000

A most attractive three-bedroom semi-detached oast house enjoying a highly sought-after setting close to the famous village green in this vibrant and historic village. The property is only a short walk from local amenities and facilities, including a general store, public houses, a doctor's surgery, an ancient church and a primary school. Woodchurch is also surrounded by wonderful countryside, offering miles of rural walks.

Beautifully presented throughout, this unlisted converted oast house offers light-filled accommodation with stylish and versatile living space arranged over two floors, perfectly suited to modern family life and entertaining. The property also benefits from ample storage space – an essential feature in today's world.

The ground floor features a welcoming entrance hall with cloakroom, a flexible study / family room, a bright double-aspect sitting room, dining room with doors opening onto the rear terrace and garden, a spacious and well-appointed kitchen / breakfast room, and a practical utility room.

On the first floor are three generously proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the two remaining bedrooms are served by a contemporary shower room.

Outside, the property enjoys delightful, well-stocked gardens which have been particularly well cared for and planted with a rich variety of flowers and shrubs, along with a generous terrace and several seating areas provide the perfect spots to relax and enjoy the surroundings. Further benefits include a single garage and off-road parking.

SITUATION West Oast is situated in the heart of this thriving village of Woodchurch, famous for its picturesque central green with amenities including a general store, newsagent and post office, two public houses, 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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This elegant home offers a wonderful balance of style, comfort and practicality. An attractive oak-framed storm porch and front door open into the **ENTRANCE HALL**, creating a welcoming first impression. The hall features a staircase to the first floor and access to the conveniently located **CLOAKROOM**, fitted with a low-level WC and wash hand basin.

The spacious double-aspect **SITTING ROOM** (18'10 x 14'8) is perfect for entertaining and relaxed evenings, centred around a charming fireplace with a multi-fuel stove, creating a warm and inviting atmosphere. Windows overlook both the front and rear gardens.

A door leads through to the separate **DINING ROOM** (12'1 x 11'3), featuring display shelving with storage cupboards below. Doors open directly onto the terrace and garden, creating a seamless connection between indoor and outdoor living, ideal for enjoying long summer evenings.

The spacious **KITCHEN/BREAKFAST ROOM** (17'5 x 15'4) lies at the heart of the home and is fitted with a range of work surfaces, base units, matching wall cupboards, deep pan drawers, and a dresser-style unit with concealed lighting. Integrated appliances include a double oven, induction hob with extractor hood, and dishwasher, together with space for a freestanding fridge/freezer. This is an excellent space for cooking and socialising, with ample room for a table and chairs for morning coffee and casual family meals.

From the kitchen, a door leads to the **UTILITY ROOM**, a practical space offering room for a washing machine. There is also a sink unit and additional storage cupboards, making it a highly useful addition to the home. A door provides access to the side of the property.

From the hall, a further door leads to the versatile **STUDY / FAMILY ROOM** (14'8 x 10'5), which enjoys a window overlooking the rear terrace and garden. A large storage cupboard also houses the boiler. This room offers excellent flexibility and can be adapted to suit a variety of requirements.

FIRST FLOOR The landing has a window to the front, linen cupboard and a built-in airing cupboard with back-up immersion heater. Access to the roof space via a pull-down ladder.

The **PRINCIPAL BEDROOM** (17'8 x 13'8, with sloping ceiling) is a bright double bedroom featuring a range of bespoke wardrobes in the hallway and further storage cupboards, together with windows to the front and rear. A stylish **EN-SUITE SHOWER ROOM**, complete with twin wash hand basins, creates a private retreat at the end of the day.

BEDROOM 2 (15'11 x 9'8) has a window to the front.

BEDROOM 3 (10'9 x 10'1) window overlooking the rear garden.

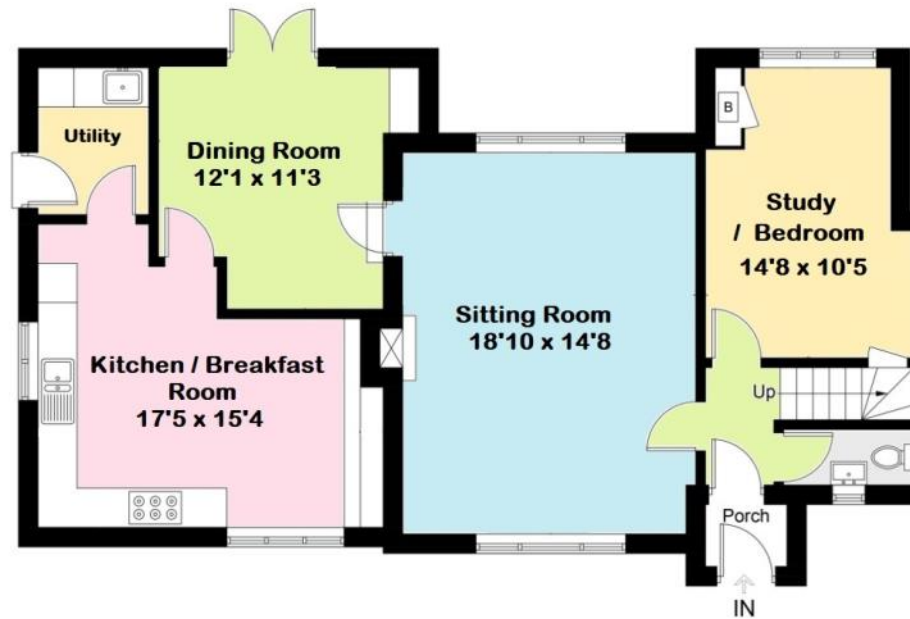
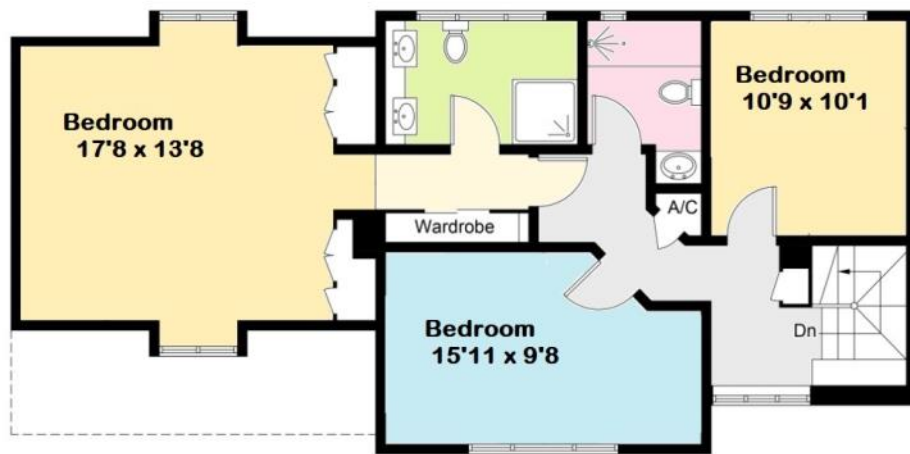
A well-appointed **SHOWER ROOM**, fitted with a smart contemporary suite, completes the first-floor accommodation.

OUTSIDE The property is approached via a shared driveway and benefits from an attached single garage with power and lighting with a personal door to the rear garden. There is an additional parking space to the front of the property, with a pathway leading through the front garden, which is bordered by a variety of flowering plants and shrubs and includes a terrace seating area.

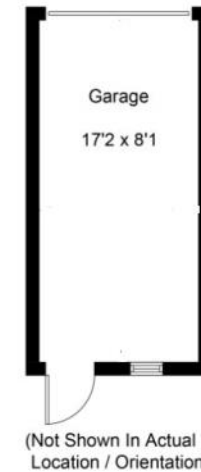
Side access leads to the rear garden, where a further terrace provides the perfect setting for relaxing, al fresco dining and entertaining during the warmer months. The delightful lawned garden has been well maintained and is beautifully enclosed by a rich variety of mature flowering shrubs and trees, providing year-round colour and interest. Beyond this, a gated area offers useful additional space for a greenhouse, garden storage, or other gardening equipment, with direct access to the garage via a personal door.

SERVICES : Mains water, electricity and drainage. Oil central heating. EPC Rating : D





Outbuildings



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