

HOBBS • PARKER

Country Houses



Middle Grove Grove Farm Woodchurch

DISTINCTIVE COUNTRY PROPERTY



Middle Grove

Grove Farm, Redbrook Street, Woodchurch, Kent TN26 3QS

An exemplary gated development of three high specification contemporary homes modelled from former farm buildings creating stylish, interior designed accommodation in a lovely rural environment each with gardens and fenced paddock and enjoying tranquil countryside views.

Guide Price: £715,000



Situation

Grove Farm is situated at the end of a long farmstead driveway with mobile phone app operated entrance gates lined with automated solar lighting. The surrounding countryside is typical of The Weald of Kent and there are many walks and rides close by.

Redbrook Street is situated on the rural outskirts of the picturesque village of Woodchurch which has an excellent range of local facilities including a village green, post office, inns, primary school and health centre.

The historic town of Tenterden is just 3.5 miles distant with its wonderful period High Street, Waitrose Supermarket and a variety of everyday shops and services.

The thriving market town of Ashford is about 8 miles distant including access to the International Station providing Eurostar services to The Continent and High Speed domestic trains to London St. Pancras taking just 37 minutes. The village of Headcorn is a similar distance also offering additional main line train services to London.

The surrounding area offers a choice of schools both in the state and independent sectors along with a numerous recreational facilities including golf clubs at Tenterden and Biddenden.

Middle Grove

- 3 bedrooms (2 en suite) vaulted master bedroom includes bi-fold doors to private garden, feature radiators, TV/Ariel point for wall mounted TV, bedside and reading lights, sliding pocket glass door to



dressing room fitted with crafted Hammond bespoke furniture, access to large stunning bespoke en suite including twin Roca basins with vanity units and walk-in shower.

- Family bathroom with walk-in shower, Roca fitted vanity unit, sink and bath. Individually designed aqua cladding.
- Open plan kitchen/living area – bespoke kitchen with breakfast bar, to include integral appliances – Bosch induction hob.
- High end aluminium bi-folding patio doors to guest bedroom and reception room from private garden.
- Aluminium double glazed windows with UV protection glass.
- Inner hallway comprising impressive full height glass entrance with automatic sensor lighting.
- Quartz feature wall for entertainment system.
- Interior design lighting to include multiple mood settings within the reception area.
- Utility room with sink, hatch to loft space giving access to large storage area.
- Entrance benefits from automatic sensor lighting.
- Exterior finished in larch and zinc with internal guttering systems.

Gardens/Land

Each property enjoys a private off-road parking forecourt in tarmac with landscaping including resin bonded terraces bordered by Portuguese laurels and box hedging, newly lawned gardens and fenced paddocks which each have the use of an independent access track. All of the properties are illuminated with stylish automatic solar exterior lighting and are equipped with external power sources.

Far reaching unspoilt views.

Further Land

Additional grazing land is available to purchase by separate negotiation at around £15,000 per acre.

Services

Mains water and electricity. Private drainage to individual sewage treatment plants, liquid propane gas fired under floor heating.

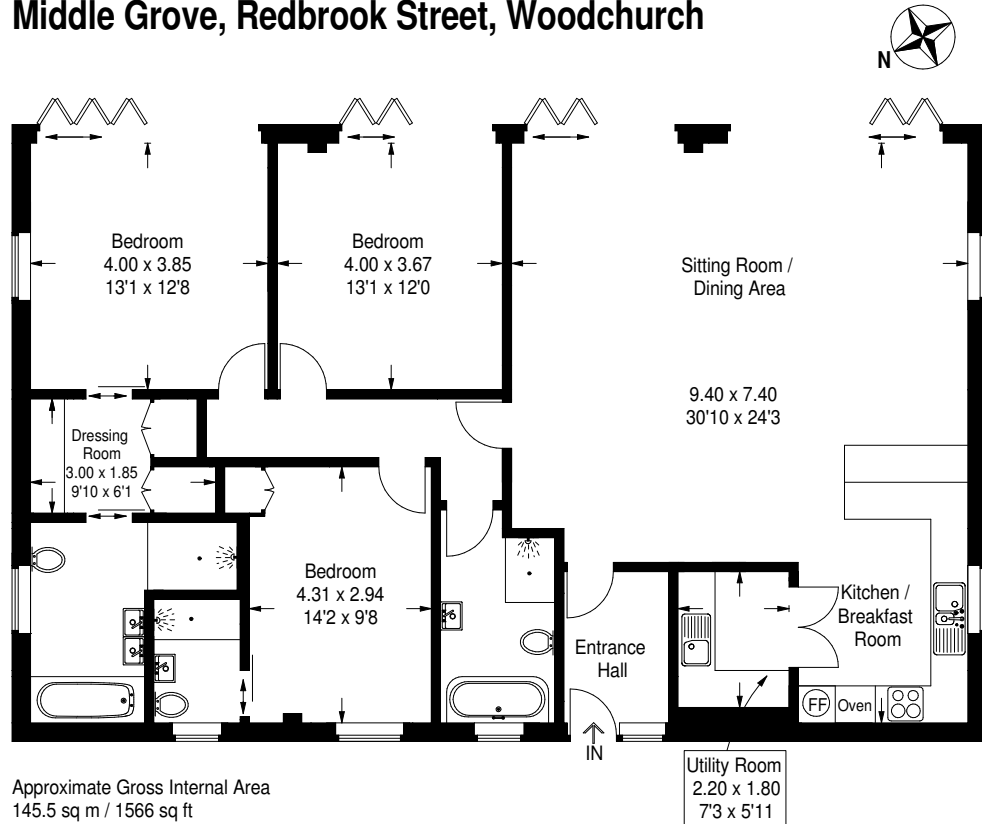
Viewing

Strictly by appointment with the Agents **(CI445)**.





Middle Grove, Redbrook Street, Woodchurch



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 506996)

Directions

From Ashford: leave the M20 motorway at Junction 9 and follow signs towards Tenterden /A28.

Proceed out of the town on the A28 and after about 4 miles turn left signposted towards Woodchurch.

Follow this road towards Woodchurch and after about 3 miles turn right at the crossroads into Redbrook Street signposted towards High Halden.

After about 1 mile the entrance to Grove Farm will be found on the right hand side of the road.

From Tenterden: proceed out of the town on the A28 in the direction of Ashford.

In the village of High Halden turn right opposite the Chequers on the Green pub into Church Hill.

Proceed for about 2 miles before turning right into Redbrook Street at the crossroads signposted towards Woodchurch.

The entrance to Grove Farm will be found after about 1.5 miles on the left hand side.



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

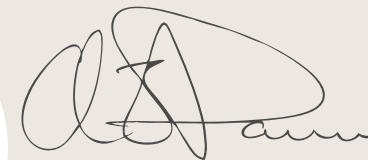
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA
Managing Director & Head of
Hobbs Parker Country Houses