

Gold House
Warehorne, Kent



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A pretty period house offering stylish and characterful living spaces set in a charming Kent village.

Gold House is a charming home, combining generous accommodation with a wealth of character, situated in the desirable village of Warehorne. The house has attractive symmetrical front elevation of mellow red brick and internally retains many original features, including fireplaces, exposed beams and window seats.

The ground floor is well arranged for both family living and entertaining. A welcoming entrance hall leads to a generous sitting room and a snug or playroom, both centred around attractive fireplaces. To the rear, the dining room, with a log-burner and a tall picture window looking to the garden, provides an inviting space for gatherings, while the adjoining well-appointed kitchen forms the heart of the home. Fitted with a range of Shaker-style cabinetry and with a vaulted ceiling, the kitchen offers both style and practicality. A family bathroom completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom with an en suite bathroom, naturally lit via a skylight. On the second floor, a large dressing room with fitted storage leads through to a fourth bedroom.

Gold House is approached through double wooden gates to a gravel driveway, providing plenty of parking.

To the front a pathway flanked by lavender leads to the house with lawns either side. To the rear, the generous garden is principally laid to lawn and includes a large, sheltered terrace behind the house bordered by clipped box hedging, ideal for al fresco dining.

Outbuildings include a weather-boarded garage to the side of the house with a home office to the rear as well as a workshop and tool store with raised vegetable beds adjacent.

1,739 sq ft (162 sq m) incl. reduced head height | Freehold
3 reception rooms | 4 bedrooms
Garage and home office | Garden and outbuildings

Guide price £895,000

Location

The property lies in the picturesque village of Warehorne, set amidst the rolling countryside of Kent and within easy reach of the Romney Marsh. The village offers a welcoming community with a parish church and the popular Woolpack Inn, while everyday amenities can be found in Hamstreet, just over two miles to the north, including shops, a medical centre and a primary school.

The larger town of Ashford lies approximately seven miles to the northeast, providing a wider range of shopping, leisure facilities and supermarkets, as well as Ashford International station with services to London (from 36 minutes). Further amenities can be found in Tenterden and Rye, both within 10 miles of the property.

Schooling in the area includes Hamstreet Primary Academy, secondary schools in Ashford and a selection of independent schools such as Sutton Valence and Benenden. Road connections are excellent, with the A2070 linking to the M20, providing access towards Maidstone, London and the Channel Tunnel.

Postcode region: TN26

General

Local Authority: Ashford Borough Council

Services: Mains electricity, water and drainage; LPG heating.

Council Tax: Band E

EPC Rating: F

Mobile and broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Gold House Warehorne, Ashford

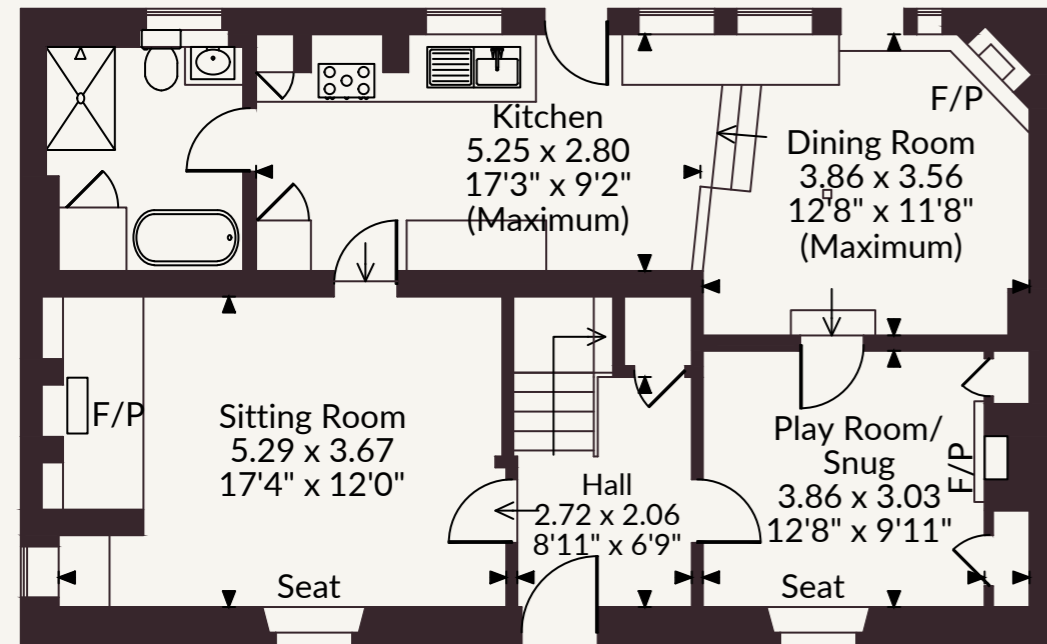
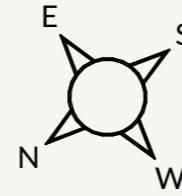
Total Main House Internal Area(inc reduced head height): 1739 sq ft (162 sq m)

Main House internal area 1,562 sq ft (145 sq m)

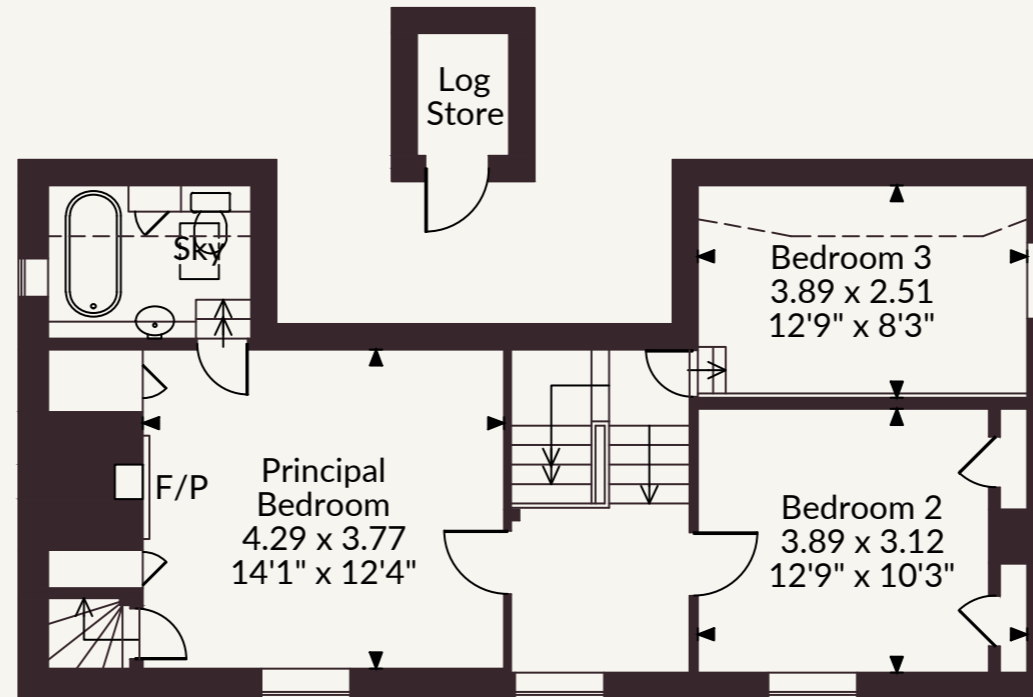
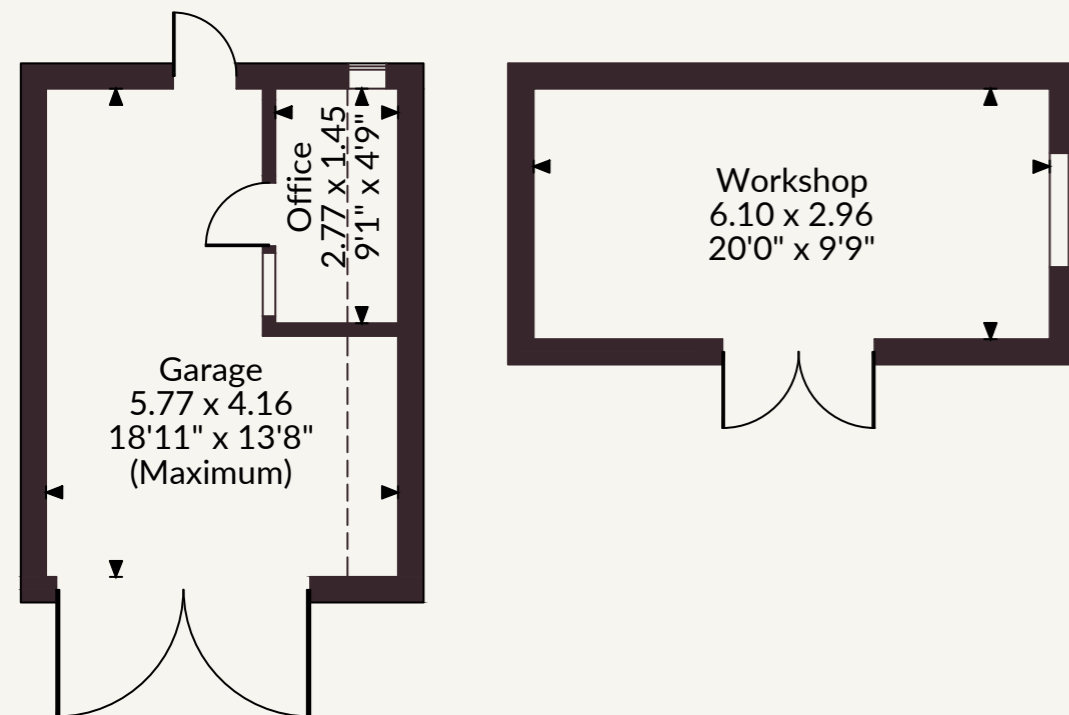
Garage internal area 221 sq ft (21 sq m)

Workshop, Tool Store & Log Store internal area 310 sq ft (29 sq m)

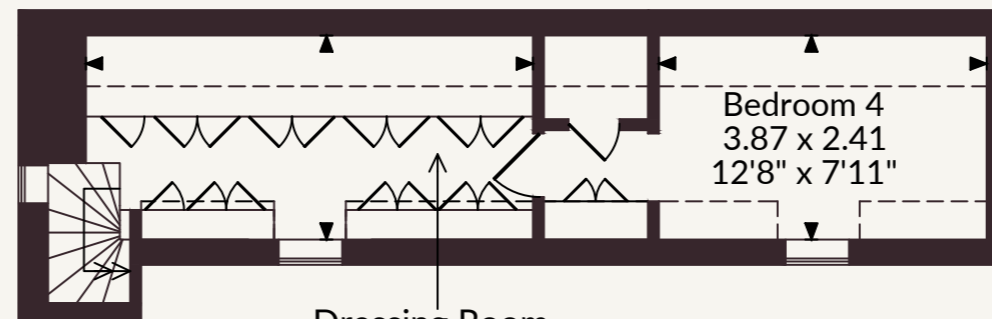
Total internal area 2,093 sq ft (194 sq m)



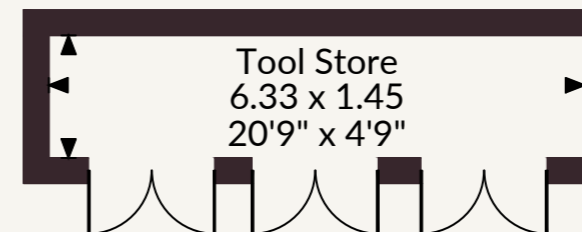
Ground Floor



First Floor



Second Floor



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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