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APPLEDORE

22 Heathside, Appledore,TN26 2AT

Guide Price £450,000 - £475,000

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GUIDE PRICE £450,000 - £475,000. Beautifully presented family home with attractive character features, offering three double bedrooms, three reception rooms and two bathrooms, sat on a generous corner plot garden striking countryside views, located in the popular village of Appledore.

The accommodation offers an entrance hall leading through to a traditionally styled bespoke kitchen with quarry tiled floor and charming beams, offering a range of wall and base units, electric range cooker and space for appliances, with stable door leading through to the bright garden room with solid oak flooring, French doors leading out and offering views over the garden and beyond, and doorway into a recently installed ground floor shower room & WC.

From the kitchen, a doorway leads through to the dining room with solid oak flooring, featuring a fireplace with multifuel stove and stairs to first floor with storage beneath, continuing through to the double aspect sitting room with tiled flooring, further fireplace with stove and sliding doors offering access out and views over the garden and beyond.

The first floor offers a landing with airing cupboard, a spacious double aspect master bedroom with concealed cupboard storing the combi-boiler and window to the rear boasting striking countryside views, two further double bedrooms and the family bathroom with stylish panelling detail and suite comprising of a walk-in shower cubicle, vanity mounted basin with storage beneath, WC and heated towel radiator.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

Externally the rear garden is a particular feature of this home. A large corner plot mainly laid to lawn with a variety of well stocked beds, established hedgerow, shrubs and trees, vegetable patch and both patio and decking areas ideal for entertaining and enjoying the stunning surroundings. There are also two timber sheds with electricity, a five person hot tub and a playhouse.

To the front of the property is an oak framed porch with tiled roof, planted beds, gate to rear garden and lawn area with pathway leading to a resident only parking area.

The sought after village of Appledore offers a variety of village amenities, including railway station, public house, general store, and is situated within easy access to the picturesque tree-lined High Street of Tenterden, offering comprehensive shopping including Waitrose and Tesco supermarkets, many pubs and restaurants, and a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary schools.

The busy town of Ashford is a short drive away, offering further amenities such as links to the M20 motorway and the international station with high-speed service to London St Pancras in 37 minutes. The nearby Appledore Mainline station offers services into Ashford International as well as coastbound. The ancient town of Rye is a short train journey or drive and provides several amenities including an independent supermarket, boutique cinema, butchers, greengrocers, doctors' surgery, a plethora of pubs and restaurants, a primary and secondary school, sports centre and station.

For those enjoying sporting past times the town provides a selection of gyms, a running club, and the well renowned Rye Lawn Tennis Club.



















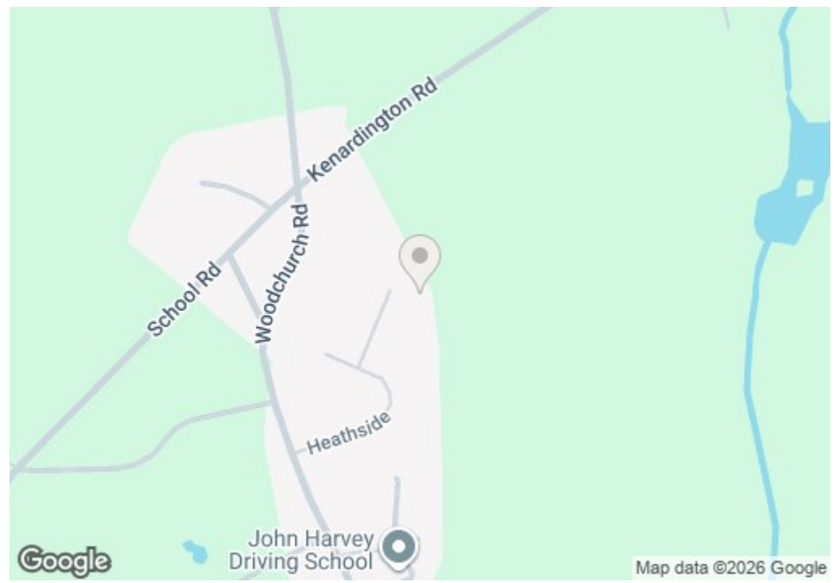


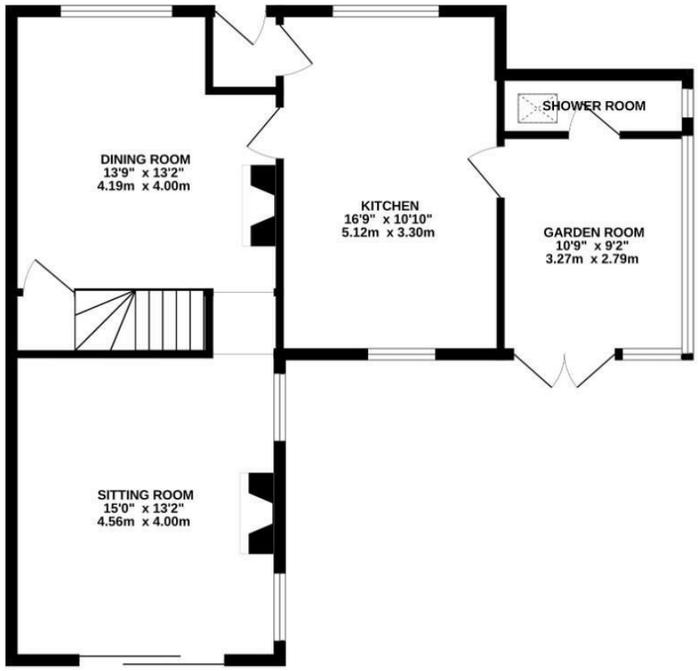


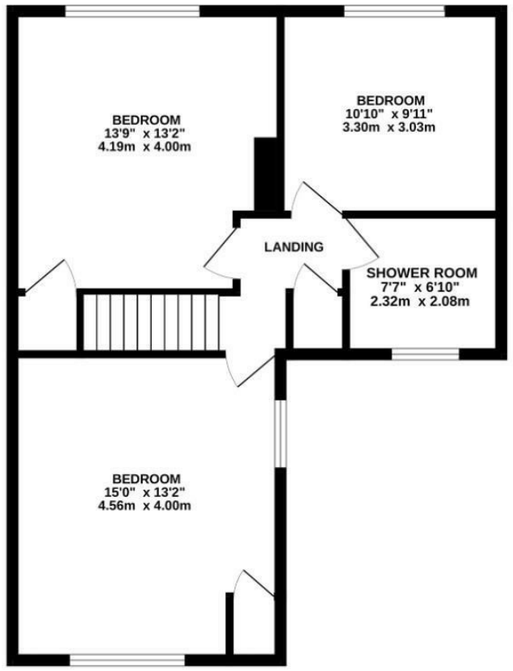







Kenardington Rd
School Rd
Woodchurch Rd
Heathside
John Harvey
Driving School
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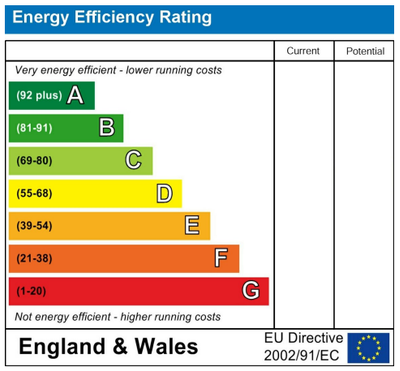


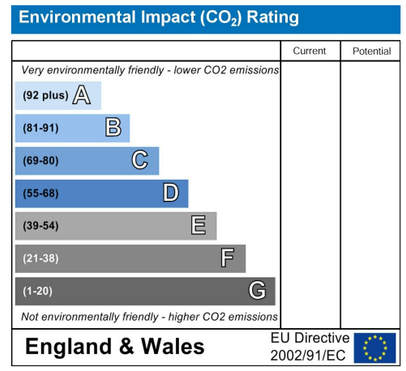
TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE - FREEHOLD
ASHFORD BOROUGH COUNCIL - TAX BAND C
SERVICES – LPG GAS HEATING AND HOT WATER, MAINS WATER, SEWERAGE, AND ELECTRICITY
BROADBAND – SATELLITE BROADBAND AVERAGE SPEED 32 MBPS
MOBILE PHONE COVERAGE – AVERAGE
FLOOD RISK – VERY LOW

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM & FAMILY BATHROOM
- SITTING ROOM WITH LOG BURNING STOVE
- THREE DOUBLE BEDROOMS
- GENEROUS CORNER PLOT GARDEN WITH STRIKING VIEWS
- RESIDENTS PARKING
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC RATING E





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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102 High Street, Tenterden, TN30 6HT Tel: 01580 763278
Email: tenterden@hunters.com