



12 Westwell Court,  
Tenterden, Kent TN30 6TS

## 12 Westwell Court, Tenterden, Kent TN30 6 TS Guide Price £1,200,000

An impressive and most elegant detached 4 bedroom / 3 bathroom property with breathtaking views, landscaped gardens, integral garage and driveway, superbly situated in a sought after private cul-de-sac location, just a couple of minutes walk from the beautiful tree-lined High Street of Tenterden.

The imposing Neo-Georgian facade of this beautiful 4 double bedroom 3-storey home suggests grandeur and elegance, and as you step through the front door, you know immediately that the interior will also not disappoint. The spacious, light and airy rooms have been created to provide comfortable, luxurious and practical living while making the most of the incredible views on offer.

The jewels in the crown are most certainly the stunning sitting / dining room to the rear with its bank of glazed doors giving uninterrupted far reaching views of the beautiful countryside beyond, and the wonderful principal bedroom suite with its indulgent en-suite bathroom, dressing room and balcony, which also shares these amazing views.

This property also benefits from an integral garage, driveway providing parking for several cars and an enclosed garden to the rear, which has direct access onto the fields behind where there are many good walks to enjoy. The picturesque High Street of Tenterden with its many shops and amenities is just a short walk away, which is what makes this location so popular.

- Substantial detached 4 bedroom / 3 bathroom property
- Circa 2,700 sq ft of accommodation (excluding eaves / attic space)
- Landscaped garden and stunning far-reaching views to rear
- Integral garage / driveway providing off road parking to the front
- South after cul-de-sac location in the centre of town
- Short walk to High Street and the many local amenities on offer
- Wide choice of good local schools including Grammars
- Many good countryside walks directly on doorstep
- Mainline stations at Headcorn and Ashford (high speed to London)
- No onward chain

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**Warner Gray**



**SITUATION:** This property is situated just a short walk from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

**GROUND FLOOR** The front door opens into a good size **ENTRANCE HALL** Staircase to first floor and room for free standing furniture.

**STUDY** 11'10 x 8'11. Currently set up as a study, this useful additional reception room could serve a number of different uses.

**CLOAKROOM** Comprises a wash basin with storage below and WC.

**LOUNGE** 31'4 x 21'6. A door from the hall opens into a very large lounge which exudes elegance and space. A marble fireplace surround makes a lovely focal point. The fireplace currently has a gas fire in situ, but there is evidence of a flue opening and it may be possible to install a wood burning type stove, subject to obtaining the necessary expert advice.

To one end of the lounge is a snug area which could be used in a number of different ways including as a formal dining area, library, reading or music area.

**SITTING ROOM / DINING ROOM** 24'7 x 10'9. This stunning room, with its glorious views over the garden and countryside beyond, is currently set up as a day sitting room with dining area to one end.

Large, glazed sliding patio doors bring in huge amounts of natural light and give access out to the patio and garden beyond. Parquet wood flooring with under floor heating. Door to kitchen.

**KITCHEN BREAKFAST ROOM** 15'10 x 13'7. A modern fitted kitchen with a range of base units, drawers and cupboards with granite worktops and inset sink with views to die for while you're washing up! Eye-level built-in NEFF microwave with NEFF oven and warming drawer below. NEFF induction hob with extractor above. Integrated dishwasher and under counter freezer. Space for free standing fridge/freezer. Breakfast bar. Door to utility room.

**UTILITY ROOM** 8'9 x 7'11. A useful area with built-in storage and sink unit. Space for washing machine, dryer, cloaks, boots and dogs. Doors to outside and integral garage.

**GARAGE** 18'2 x 9'5. Handily situated off the utility room, this garage is not only useful for parking a car, but also for additional storage. Electric up and over door to front. NB: The boiler is situated in this area.

**FIRST FLOOR** The first floor landing gives access to the three bedrooms and bathroom on this floor and stairs to the second floor. Space for free standing furniture.

**PRINCIPAL BEDROOM** 30'6 x 19'9. A spacious and light double bedroom with magnificent views from both the bed and outside balcony. It also benefits from a **DRESSING AREA** with built-in storage and space for free standing furniture, as well as a generous **ENSUITE BATHROOM** with separate bath, shower enclosure, vanity unit with two basins and storage, WC, bidet and heated towel rail.

**BEDROOM 2** 13'6 x 9'6. Double bedroom with windows to two sides and far reaching views.

**BEDROOM 3** 11'10 x 9'7. Double bedroom with windows to the side and front. Built-in storage.

**FAMILY BATHROOM** Modern bathroom suite comprising enclosed shower; corner bath; vanity unit with inset basin and storage below; WC and heated towel rail.

**SECOND FLOOR** A staircase from the first floor landing leads to a good size double **BEDROOM & ENSUITE SHOWER ROOM** 18'10 x 9'6 and access to vast amounts of eaves storage space (unmeasured).

**ATTIC / LOFT SPACE** This useful, large space, accessed via the eaves storage from bedroom 4, may offer further potential, subject of course to the necessary professional advice and consents. The hot water cylinders for the house are located in this area.

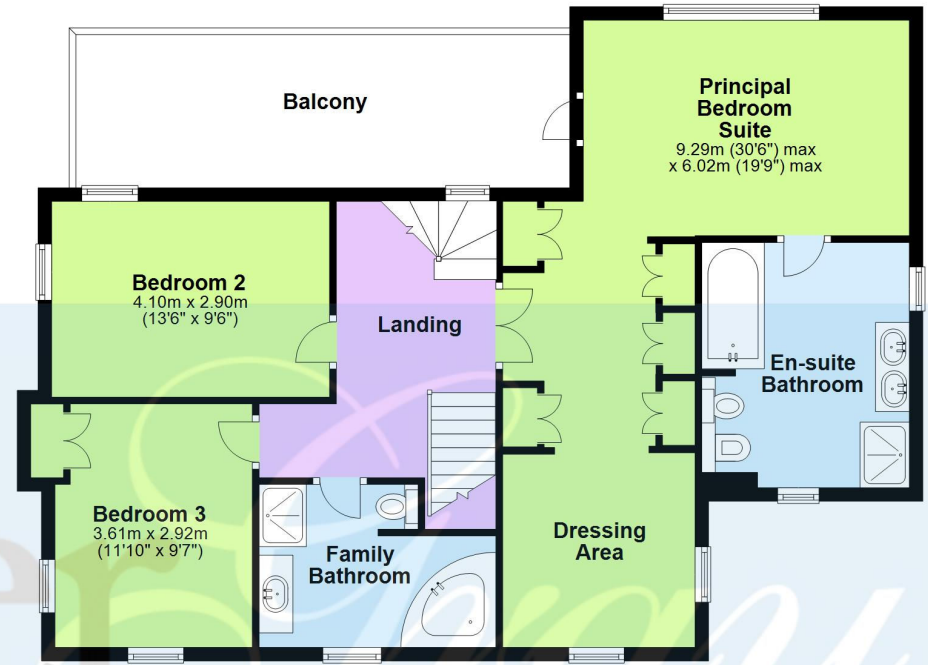
**OUTSIDE** The property is approached over a resin driveway where there is parking for several cars in front of the house and garage. To the side of this is a good size garden area laid mainly to lawn with ornamental trees. Gates to either side of the house lead you through to an enclosed rear garden which has the benefit of direct access to the fields beyond where there are lots of good walks to enjoy. A large terrace across the back of the house lends itself perfectly to al fresco dining



**SERVICES** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. LOCATION FINDER : what3words: slicer.flitting.treaty

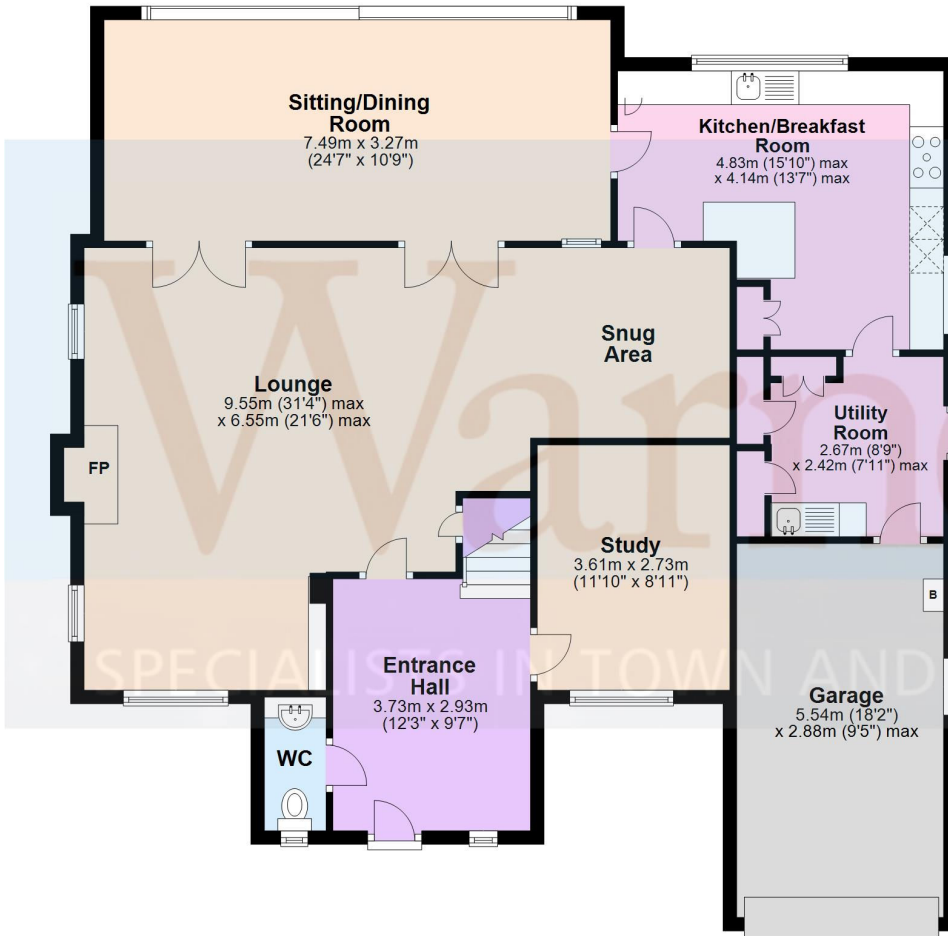
### First Floor

Approx. 90.0 sq. metres (968.3 sq. feet)



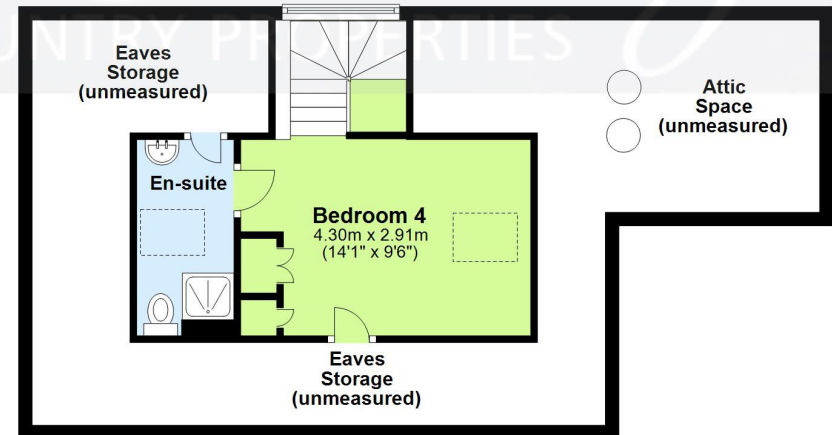
### Ground Floor

Approx. 140.0 sq. metres (1507.2 sq. feet)



### Second Floor

Approx. 20.4 sq. metres (219.1 sq. feet)



Total area: approx. 250.3 sq. metres (2694.6 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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