



Oaklands,
Beechwood Drive, St Michaels, Tenterden, Kent TN30 6FP

**Oaklands, (plot 1) Beechwood Drive,
St Michaels, Tenterden, Kent TN30 6FP
Offers in excess of £1,325,000**

This smart gated development is close to an established 18 hole golf course and spa. Set on a 1 acre plot, "Oaklands" is a superbly proportioned and beautifully finished executive detached residence offering luxury 5 bedroom / 3 bathroom family accommodation, in a most enviable position within easy reach of St Michaels and the historic Tenterden High Street.

Built by Coldrum Homes quality providers of outstanding houses

This beautifully presented, individually designed high specification home, offering accommodation of just over 3,700 square feet in total, has a lovely established modern country feel. The exterior reflects traditional Kentish vernacular design and sits comfortably within its plot, while inside, the flexible accommodation on offer, has been given an inviting contemporary feel, with stylish, light, well-proportioned rooms that have been designed with modern, comfortable living in mind.

Outside, the park like gardens that surround the house are a haven for children, dogs, gardeners and nature lovers alike and offer the potential for a swimming pool, tennis / pickle ball court or outbuildings if desired, subject of course to the necessary permissions. This property also benefits from a paddock to the front which amongst other things, could make the most beautiful orchard, wildlife sanctuary or wild flower area for pollinators.

The property is approached through electronically operated security gates onto a shared driveway which gives access to all four homes on this small exclusive development. A sizeable driveway at the front of the house provides ample parking and there is also a detached double garage with EV charging Pod Point.

SITUATION "Oaklands" enjoys a tucked away but convenient location just a short distance from the bustling centre of St Michaels, which has a range of local amenities. The London Beach Country Hotel, which boasts a 120 acre picturesque parkland golf course, health spa with gym, fitness area and indoor swimming pool for private members, is just a short walk away and Tenterden High Street, which offers a comprehensive range of shops, both independent and national, as well as further leisure and health facilities, is just 1 mile distant. A variety of educational opportunities exist close by in both the public and private sectors, and this property is also within the catchment for the well regarded Ashford Grammar Schools (Norton Knatchbull and Highworth). Headcorn mainline station offers services to London taking about an hour and Ashford has the High-speed rail link to London St Pancras (a journey time of approximately 37 minutes).

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Warner Gray



- Exclusive gated development. Luxury living meets countryside charm
- Detached 5 bed / 3 bath new build executive home
- Built to a high-quality spec fixtures & eco features
- 10-year New Build Warranty in place from Build-zone
- Close to an established 18 hole golf course and spa
- Circa 3,700 square feet of flexible accommodation in total
- 1 acre plot including large level garden and separate paddock
- Set back location with ample parking and double garage
- Walking distance of St Michaels centre / Tenterden 1 mile
- Wide choice of local schools including Ashford Grammars
- Main line station at Headcorn and high speed link at Ashford

GROUND FLOOR The front door, with full height windows either side, opens into a large **ENTRANCE HALL** which forms the focal point from which all the other reception rooms flow. A light-coloured engineered oak floor gives a welcoming feel while keeping the space bright and airy. Oak staircase to first floor with built-in cupboard below. Room for free-standing furniture. NB: Underfloor heating throughout ground floor.

CLOAKROOM Comprises concealed cistern WC and wash hand basin with mixer tap and storage under.

KITCHEN 36'8 x 14'11. This impressive room with its contemporary kitchen and spacious open plan family area with bi-fold doors opening onto the garden, is most definitely the hub of this home.

There are a range of modern units, drawers, cupboards and bespoke island with quartz worktops. Two inset sinks with Quooker mixer tap. High quality Siemens appliances including: two built-in eye level multifunction ovens, integrated dishwasher, larder fridge and freezer, and wine cooler. Bora downward extracting induction hob. Tiled floor. Door from kitchen to utility.

UTILITY ROOM 7'4 x 7'3. A useful area with one bowl sink, contemporary units to match kitchen, and quartz worktop. Stacked Siemens washing machine and tumble dryer. Large built-in storage cupboard. Door to outside.

SITTING ROOM 19'10 x 16'9. This spacious, double aspect room with its bi-folding doors opening onto the patio and giving views over the garden beyond, is somewhere to sit and properly relax. A fireplace with wood burner makes a cosy focal point for those colder days and evenings.

DINING ROOM 19'8 x 19'1. A useful additional reception room that could serve as a formal dining room, cinema room, playroom, teenage den, or possibly as a downstairs bedroom.

NB: Due to the position of the cloakroom next door, it would be possible to add an en-suite to this room if required, subject of course to any necessary permissions. Engineered oak floor.

STUDY 10'3 x 7'3. A useful study with engineered oak floor and window giving views towards the front door.

FIRST FLOOR

LANDING From the ground floor, an oak staircase leads you up to a very spacious, part galleried landing. Built-in airing cupboard, additional cupboard and loft access. Doors to all bedrooms lead from this landing.

PRINCIPAL BEDROOM 18'10 x 16'10. The spacious principal bedroom, with its Juliet Balcony giving fabulous views over the garden, has a bright and airy feel. A screened dressing area with extensive built-in wardrobe space is an added bonus, as is the **EN-SUITE BATHROOM** which, with its free-standing bath, separate shower, double basins and quality sanitary ware, has the feel of a luxury hotel suite.

BEDROOM 2 19'11 x 16'7. This generous bedroom benefits from its own high quality **EN-SUITE SHOWER ROOM** and fully fitted wardrobes to one wall.

BEDROOM 3 14'3 x 12'0. Handily situated beside the main family bathroom is this good size double bedroom with built-in storage and views over the garden.

BATHROOM Comprises: panelled bath with thermostatic bath/shower mixer; concealed cistern WC; wash basin with storage under; and heated towel rail.

BEDROOM 4 19'8 x 9'3. A good size double bedroom with windows to both ends.

BEDROOM 5 15'7 x 9'6. Good size double bedroom with built-in cupboard.

OUTSIDE Oaklands is set well back and is approached through a main gated secure access onto a shared driveway which in turn leads to a private driveway to the front of the property, where there is parking for several cars in front of the double garage.



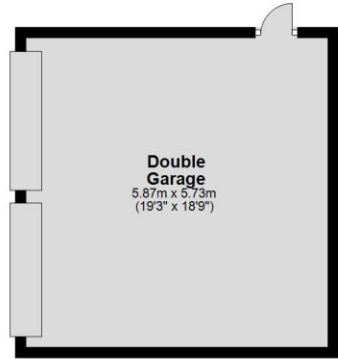
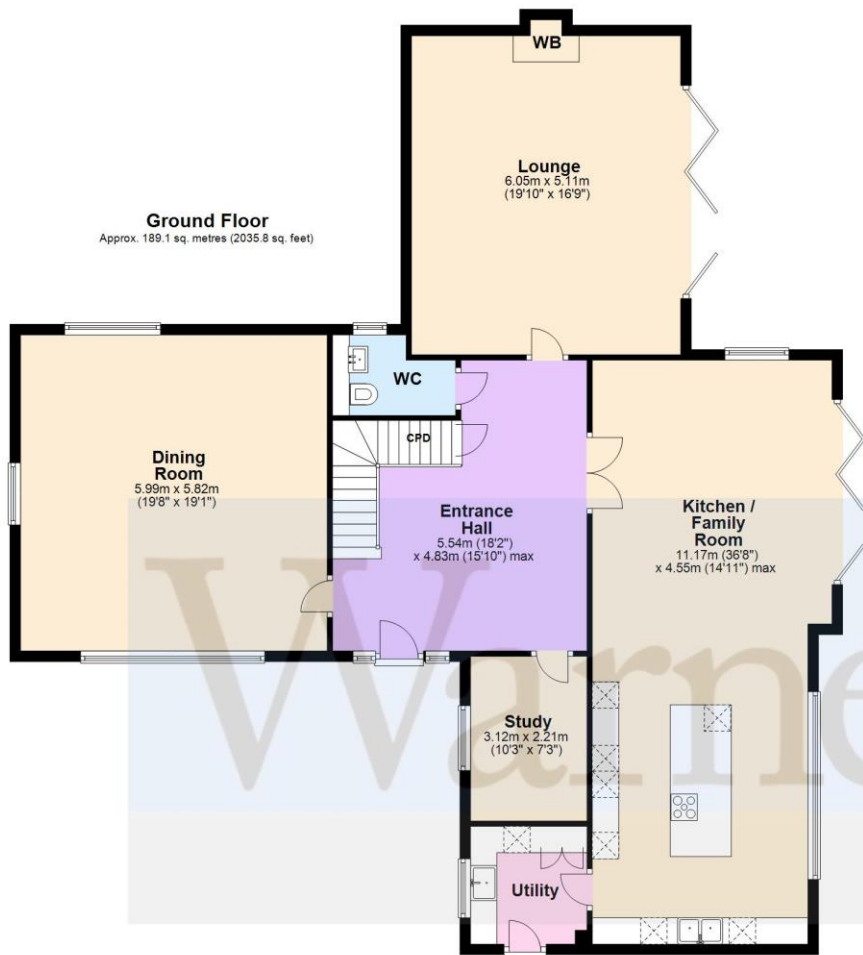
The garage, which is detached, has two electrically operated roller doors, power and lighting, and a charging Point for an electric vehicle. The paddock which sits to the front of the property, provides a good amount of screening from the road and could be the perfect place for wild life and pollinators to thrive.

The rest of the garden which is level and benefits from the sun all day, surrounds the house on three sides, and is unusually large for any property this close to town. At present, it has been laid to lawn with a paved patio, but there is huge potential for landscaping, and it would certainly accommodate a swimming pool, tennis / pickle ball court or other outbuildings if desired, subject of course to any necessary consents.

A gate at the bottom of the garden leads through to what was the old railway line and this property also has access to ancient woodland to the rear. NB: We understand that the four properties on the development jointly own and have access to these shared areas, further details of which can be obtained from our office.

SERVICES Mains: water, electricity and drainage. A++ rated Air Source Heat Pump for heating and hot water. Underfloor heating throughout ground floor and thermostatically controlled radiators to first floor. EPC: Rating B. Fibre optic Broadband (FFTb). Pre-wiring for Cat 6 Cabling. Intruder alarm and CCTV. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: salt.mascot.celebrate



Total area: approx. 345.0 sq. metres (3713.4 sq. feet)

Plans are for layout purposes only and 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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