



21a Oak Lane,  
Headcorn, Kent TN27 9TH



## 21a Oak Lane, Headcorn, Kent TN27 9TH Offers in excess of £500,000

This deceptively spacious, detached 4 bedroom/2 bathroom property with enclosed garden to the rear and off-street parking to the front, enjoys a very convenient, sought after location just a short walk from the centre for Headcorn and all its many amenities, including its mainline station to London.

The well presented, light accommodation, which has been configured with modern living in mind, is generously proportioned throughout and would suit lots of different purchasers. There is a contemporary fitted kitchen which is open to the dining area and garden beyond; a large sitting room which could serve two separate functions and gives lovely views over, and access to the garden; a spacious additional reception room, currently set up as a home office, which could serve a number of different functions including as a downstairs bedroom; a cloakroom and hallway. To the first floor, the bedrooms are all good sizes and the bathroom facilities, which include a family bathroom and en-suite shower room, of a good specification.

All the local amenities, including the railway station, are just a few minutes walk away, which is what makes this location so popular. This property also benefits from being a short drive away from the M20 motorway and the towns of Tenterden and Maidstone, with their superb array of shops and facilities.

It also comes within the catchment area for several of Kent's well renowned girls and boys Grammar Schools.

- Attractive, detached 4 bedroom / 2 bathroom property
- Deceptively spacious, generous accommodation throughout
- Flexible layout which would suit families and couples alike
- Good size, easily maintained enclosed garden rear garden
- Off street parking to the front which could be extended if desired
- Short walk to Headcorn mainline station and many local amenities
- Towns of Tenterden and Maidstone approximately 9 miles distant
- Wide choice of good schools in area including Grammars
- M20 motorway an approximate 15 minute drive away

**SITUATION** The thriving village of Headcorn has a good range of shops including a Sainsbury's local, bakers, delicatessen, post office, hardware store, dentist and doctor's surgeries and well regarded primary school. There are excellent recreational facilities and an active community offering many sports clubs and societies. The well-known Chart Hills and Weald of Kent Golf Clubs are nearby. Headcorn Station is within walking distance, with services to London Charing Cross and Ashford, from where the high-speed service goes to St Pancras (a journey of around 37 minutes). The Cinque Port town and County town of Maidstone are approximately 9 miles distant, both offering comprehensive shopping, leisure and health facilities. There are a wide selection of schools in both the state and independent sectors, including the Kent Grammars.

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**Warner Gray**



**GROUND FLOOR** The accommodation comprises the following dimensions with approximate dimensions: **ENTRANCE HALL** The front door opens into a long hall which forms the centre of the house. Staircase with storage cupboard below. Space for hanging coats.

**KITCHEN / BREAKFAST ROOM** 22'10 x 7'10. There are a range of high gloss white units with quartz worktops, giving this spacious fitted kitchen a very light, contemporary feel. One and a half bowl inset sinks with drainer. Space for Range style oven and American style fridge/freezer. Integrated dishwasher and washing machine. Boiler (replaced in 2021). A handy breakfast bar, which divides this space from the dining area beyond, makes a good place to sit and watch others cook, have a meal, a coffee or check your emails.

**DINING ROOM** 12'7 x 9'1. This generous space, open to the kitchen, is perfect for everyday living and entertaining. French doors to the rear give views over and access to the patio and garden beyond.

**SITTING ROOM** 21'6 x 11'4. This spacious room is perfect for both summer and winter living.

One end of the room has a conservatory style feel about it and with its large windows and French doors onto the garden, is perfect for those lazy summer days. The other end of the room has a cosier feel and is perfect for nights in front of the TV.

**FAMILY ROOM / STUDY** 18'4 x 7'0. This useful additional reception, currently set up as a home office, could be used for a number of different purposes, including as a cinema room, playroom, music room, teenage den or hobby room.

A generous **CLOAKROOM** consisting of a WC and wash basin with storage below. Room for storage

**FIRST FLOOR LANDING** Stairs from the ground floor lead to a spacious landing which gives access to the four bedrooms on this floor and main bathroom. Built-in airing cupboard housing hot water cylinder. Loft access

**BEDROOM 1** 12'6 x 10'10. This lovely bedroom at the rear of the house is somewhere to relax and unwind at the end of the day. Door to a spacious **EN-SUITE** consisting of: shower cubicle; vanity unit with two basins and storage below; WC. Further built-in storage and eaves storage (unmeasured).

**BEDROOM 2** 11'2 x 9'1. Double bedroom with window to the rear giving views over the garden.

**BEDROOM 3** 10'8 x 8'1. Double bedroom with built-in wardrobes and window to the front.

**BEDROOM 4** 7'7 x 7'5. The smallest of the four bedrooms, currently set up as a home office.

**BATHROOM** A good size bathroom consisting of: panelled bath with mixer tap and hand held shower attachment; separate shower cubicle; wash basin, WC and heated towel rail.

**OUTSIDE** The property, which occupies a corner plot, has a block paved driveway to the front for two cars. NB: This could be extended sideways to accommodate a further car if desired. A gate to the side of the house leads you through to a pretty enclosed level garden which is laid mainly to lawn with two patios, shrubs and ornamental trees.

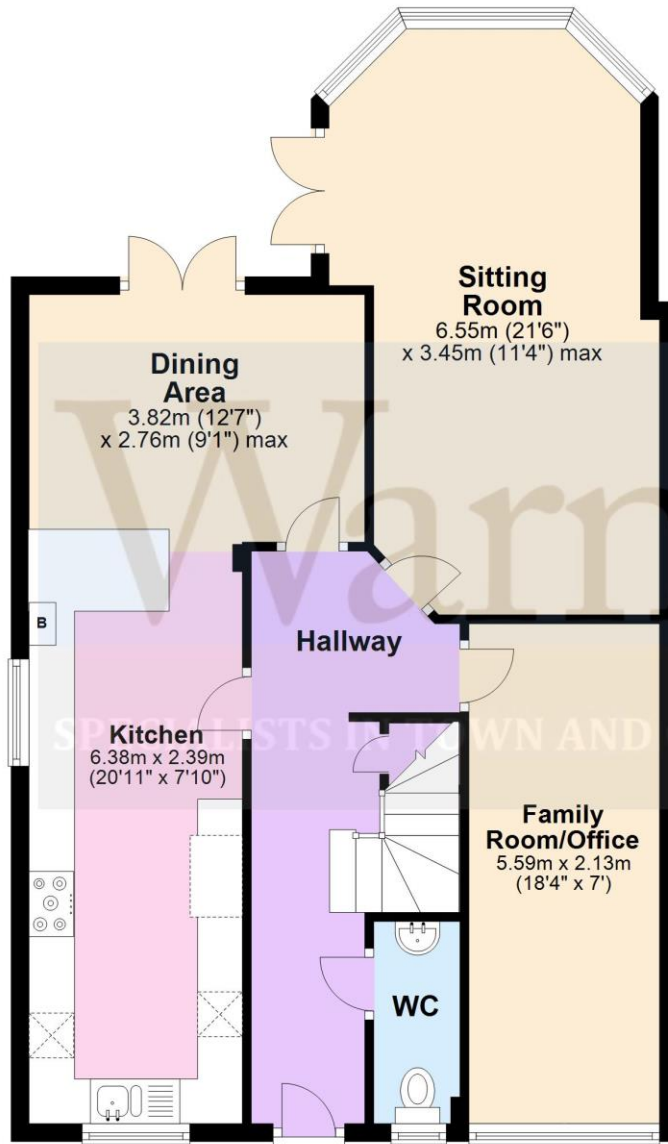
**SERVICES** Mains: water, electricity, gas and drainage. **EPC Rating:** C. Local Authority: Maidstone Borough Council. **LOCATION FINDER** what3words: ///crumbles.missions.loaded





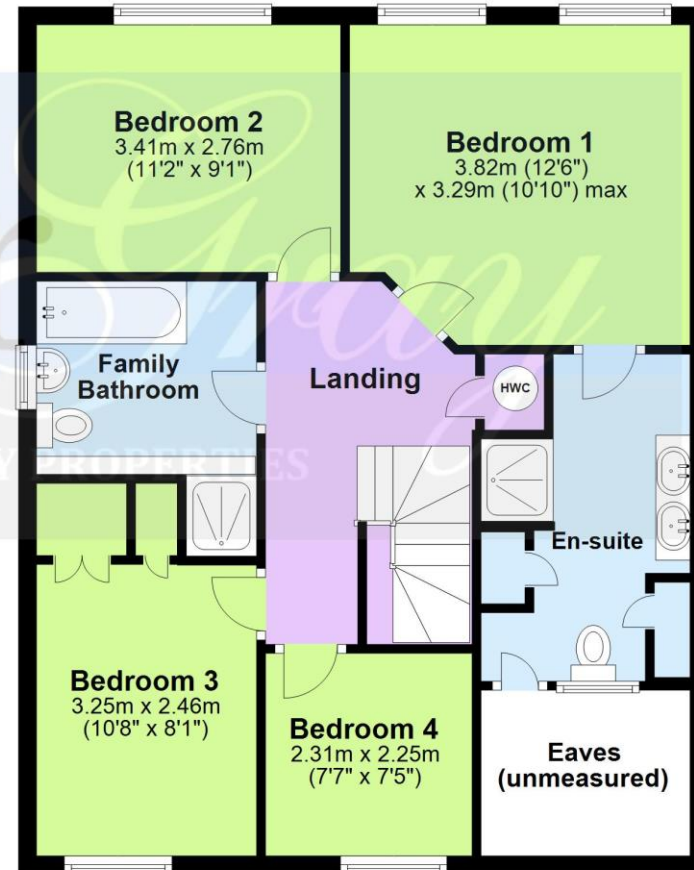
## Ground Floor

Approx. 75.2 sq. metres (809.2 sq. feet)



## First Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 138.4 sq. metres (1489.4 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.





