



**Chapel House,
Turners Avenue, Tenterden, Kent TN30 6QB**

Chapel House, Turners Avenue, Tenterden, Kent TN30 Offers in excess £825,000

This unique, architect designed, detached 4 bedroom property, which benefits from a pretty enclosed garden, double garage and driveway for off-street parking, sits in a most convenient and sought after position just a short walk from the centre of Tenterden and all the many amenities on offer.

For lovers of bespoke architecture there is a great deal to get excited about here, from the property's striking facade, with its unique angular design, to its light, airy, high-ceilinged, flexible interior. The accommodation, which extends to circa 2,000 square feet and is arranged over two floors, is welcoming and comfortable and as it stands, would suit any number of different buyers.

This one-off property also has the potential though to be reconfigured, subject to the necessary consents, and with the right vision, could make a truly stunning contemporary home.

Outside, there is a very private, enclosed garden which wraps around the house on two sides. It also boasts a driveway which provides good amounts of off-street parking in front of a double garage, behind which is a bonus hidden garden.

The picturesque High Street of Tenterden is just a short level walk away which is what makes this location so popular.

- Unique architect designed 4 / 5 bedroom family home
- Generous accommodation circa 2,000 square feet (excluding garage)
- Warm and welcoming being light with potential to reconfigure (stpc)
- Part vaulted sitting room / dining room and two further reception rooms.
- Private enclosed garden with driveway, parking and double garage
- Walking distance of the High Street and all amenities
- Good choice of local schools with mainline station at Headcorn and Ashford

SITUATION: Chapel House is situated in a prime location just a short walk from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. There is a wide choice of good local schools within walking distance and the property comes within the catchment for the well regarded Ashford Grammars. 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 (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

www.warnergray.co.uk

email : info@warnergray.co.uk Tel 01580 766044

Warner Gray



The front door, which is at the side of the house, opens into a **HALLWAY** where stairs lead to the first floor. Under stairs cupboard. Room for cloaks and free standing furniture. Oak floor.

KITCHEN / BREAKFAST ROOM 24 X 12'9. This light filled room, with its modern kitchen, breakfast bar and seating area, is both a functional space as well as a beautiful one. There are a range of base units, drawers and cupboards with granite worktops and inset sink. Built-in double oven. Electric induction hob with extractor. Integrated dishwasher and fridge. A window gives views over the front drive, while an open doorway to the rear links this space with the lovely day sitting room and garden beyond.

DAY SITTING ROOM 18'5 x 8'4. Currently set up as a daytime sitting room cum library, this lovely space with its double doors onto the garden, could serve a number of purposes including as a formal dining area, TV snug or play room. A beautiful solid oak floor which runs through to the kitchen, helps to link these areas and brings a great deal of warmth to the space. Door to utility.

UTILITY ROOM 13'0 x 4'10. A practical room with fitted cupboards and worktop, sink with drainer, shelving, integrated fridge and freezer, and space for washing machine and dryer. Door to boot room.

BOOT ROOM With its door from the garden, this useful space could be used for boots / cloaks or to store garden tools.

SITTING ROOM / DINING ROOM 23'3 x 17'3. This stunning double aspect room is most definitely a special feature of this house. With its graduated part vaulted ceiling and full height windows to one side, this room is both a wonderful place to sit in the daytime or evening. A contemporary style real flame gas fire makes a lovely focal point. Space for a dining table and chairs.

STUDY / BEDROOM 17'3 x 9'3. This versatile room could be used in a variety of ways including as a study or home office, hobby room, snug, or due to the fact that the downstairs shower room is next door, a ground floor bedroom or guest room. A door at the end of the room leads into an enclosed porch area which could also serve as the main entrance to the house.

SHOWER ROOM A generous shower room with wet room style shower, wash basin and WC.

Stairs from the ground floor lead to a light, bright **FIRST FLOOR LANDING** which has windows to the front and rear. Room for free standing furniture. Loft hatch. NB: Some restricted head height to this floor.

BEDROOM 1 17'1 x 13'1. A spacious double bedroom with windows to the front and rear. Extensive built-in storage. Airing cupboard housing hot water cylinder.

BEDROOM 2 17'1 x 9'3. A good size double bedroom currently set up as a twin. Windows to front and side.

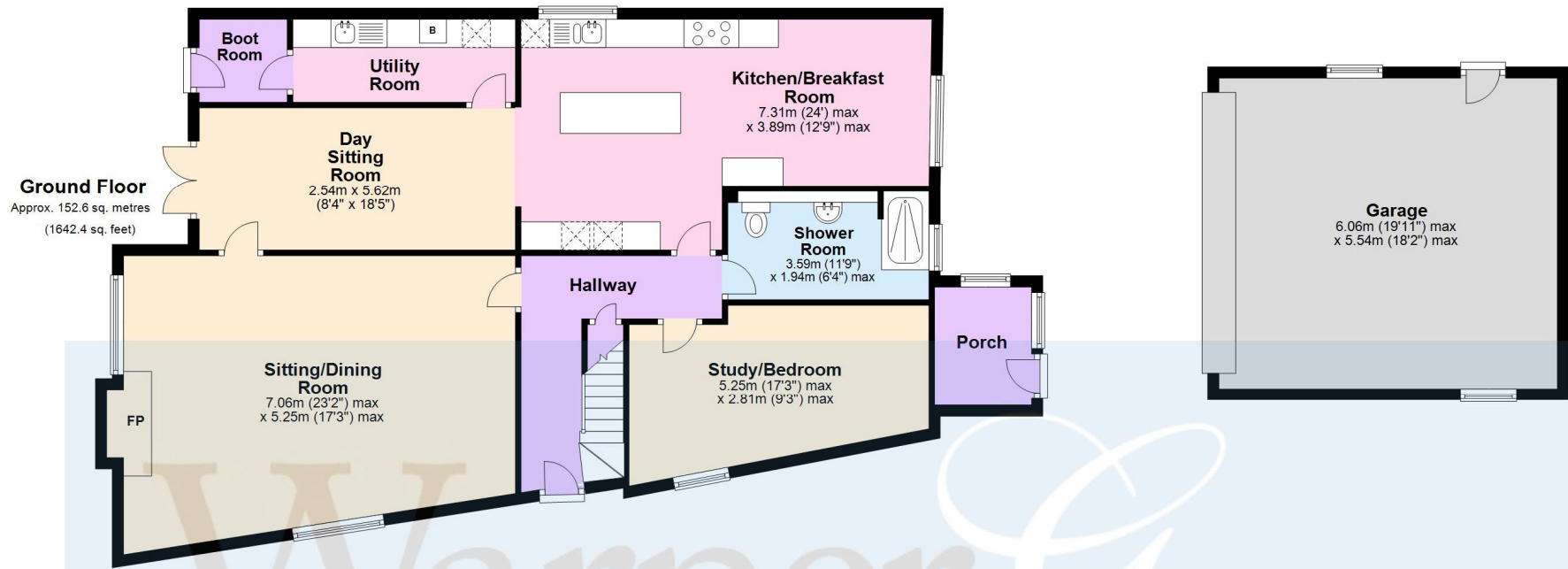
BEDROOM 3 18'4 x 6'3. A bedroom with Velux skylight and large built-in eaves cupboard.

BEDROOM 4 10'5 x 6'3. The smallest of the rooms on this floor, it could serve as a study, nursery or single bedroom. Velux skylight.

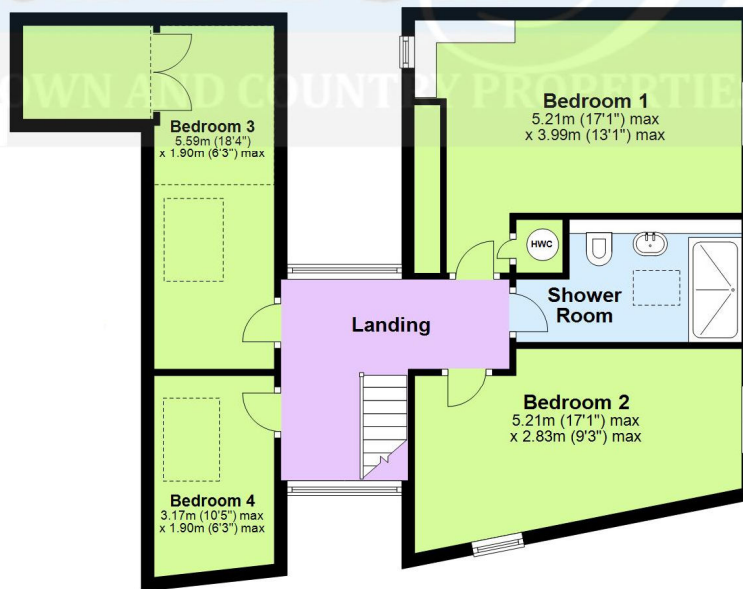
OUTSIDE The property is approached over a gated driveway where there is parking for a number of cars in front of the electric door Double Garage and house. A garden gate at the side to the lovely, well maintained, private garden which wraps around the house on two sides. A stone paved patio at the back of the house is the perfect spot for summer relaxation and al fresco dining. There is also a further hidden garden behind the garage laid mainly to lawn with fruit trees.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: G.





First Floor
Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 219.6 sq. metres (2363.6 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.

