



**21 Ashford Road,
Tenterden, Kent TN30 6LL**

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Guide Price: £675,000

Recently completely refurbished and enjoying a very convenient location just a few steps from the centre of Tenterden and all its many amenities, is this beautiful 3/4 bedroom / 2 bathroom attached 3-storey Grade II Listed townhouse, which would suit a number of different purchasers.

Arranged over three floors with the addition of a useful cellar, this unique, deceptively spacious character property has a bright and airy modern feel. The accommodation, which extends to circa 1800 square feet in total, consists of a good size sitting room, separate dining room, downstairs cloakroom, contemporary kitchen, four bedrooms, one of which has the benefit of a generous en-suite shower room, and a luxurious main family bathroom which has views to die for! The cellar, which is accessed from the entrance hall, provides good amounts of storage space. Outside, there is parking for two cars to the front and back and a pretty enclosed garden to the rear.

This lovely town house would make the ideal home for a buyer wishing to be in the heart of Tenterden, close to all the shops and many facilities on offer.

Alternatively, its location at the beginning of Tenterden's picturesque High Street would make it the ideal holiday let or investment opportunity.

No chain

- Attractive attached 3/4 bedroom / 2 bathroom Grade II Listed town house
- 4 storeys including cellar / newly renovated throughout
- Circa 1800 square feet of accommodation including cellar
- Light, airy modern feel with contemporary kitchen and bathroom
- Two off street parking spaces / enclosed secret garden to the rear
- Just a few steps to Tenterden High Street and all its many amenities
- Wide selection of good local schools including Grammars
- Mainline stations at Headcorn and Ashford (high-speed to London)
- No onward chain.

SITUATION: This property is situated just a few steps 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 well-regarded 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, including the Hopper bus service.

www.warnergray.co.uk

info@warnergray.co.uk Tel: 01580766044

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The accommodation comprises the following with approximate dimensions: The front door opens into a **LONG HALLWAY** where there are stairs to the first floor. Doors open into the sitting room, dining room, cellar and a lobby area, which in turn gives access to the cloakroom and kitchen.

SITTING ROOM 16'2 x 11'5. The first door along the hall leads into the sitting room which is at the front of the house. A sash window gives views over the street beyond and is a lovely place to sit and watch the world go by.

DINING ROOM 13'5 x 8'8. This second reception room could be used in a number of different ways and would make a cosy dining room or snug.

A useful **LOBBY AREA** provides storage and houses the SONOS system for the house. Open doorway into kitchen and door to **CLOAKROOM** Comprises a back to wall WC and wash basin with storage below.

KITCHEN BREAKFAST ROOM 13'0 x 9'0. With its high spec kitchen and small breakfast bar, this lovely room is the perfect place to cook and eat. A range of contemporary units with white worktops give a fresh modern feel. The appliances include: two NEFF ovens; a NEFF induction hob with extractor above; integrated slimline dishwasher, fridge, freezer and washing machine. Moulded sink with drainer and Quooker tap. Built-in bins for household waste and recycling.

A door to the outside leads to a small fenced area, ideal for bike storage or to let your dog out for some air.

CELLAR 15'5 x 14'6. Stairs from the inner hallway lead down to a very useful cellar, ideal for storing things like Christmas decorations, outdoor gear and of course wine!

FIRST FLOOR LANDING This landing gives access to bedrooms 1 and 4 and stairs to the second floor.

BEDROOM 1 15'11 x 15'5. A spacious double bedroom with built-in storage and generous contemporary en-suite.

EN-SUITE SHOWER ROOM A large shower room consisting of a walk-in shower with glass screen, concealed cistern WC, wash basin with storage under and heated towel rail. Room for free standing storage.

STUDY / BEDROOM 4 9'7 x 7'0. The smallest of the four bedrooms, this would be an ideal nursery, small child's bedroom or study / home office. Built-in cupboard housing hot water cylinder.

Stairs from the first floor lead to a **SECOND FLOOR LANDING** which gives access to the main family bathroom and bedrooms 2 and 3. A window on this landing gives glorious uninterrupted views over the Wealden countryside beyond.

BEDROOM 2 18'2 x 8'0. A spacious double bedroom with window to the front.

BEDROOM 3 12'7 x 7'9. A good size bedroom that would also work as a dressing room to bedroom 2 or as a home office. Window to front.

BATHROOM With its free-standing claw footed bath, huge enclosed shower, wash basin, back to wall WC and heated towel rail, this wonderful bathroom has the feel of a luxury hotel bathroom with the added benefit of views that will simply take your breath away.

OUTSIDE To the front of the house is a gravel parking area for one vehicle. A shared driveway to the side leads round to a private parking and turning area for numbers 21 and 23, where there is a designated additional parking bay for this property.

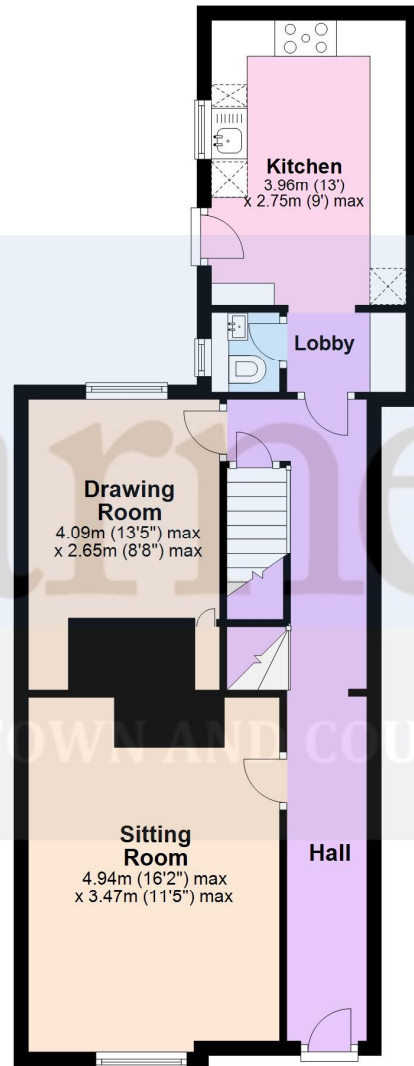
At the rear of the house in front of the back door is a fenced area, ideal for storing bikes or for sitting with your morning coffee or as a safe area for your dog to get fresh air. At the back of the parking area is a further gate which opens onto an enclosed secret garden, tucked away from the hustle and bustle of life.

SERVICES Mains: water, electricity and drainage. Electric heating. Sonos music system. EPC: Exempt. **Local Authority:** Ashford Borough Council. **LOCATION FINDER** what3words: [///ballpoint.stereos.clearcut](http://ballpoint.stereos.clearcut)



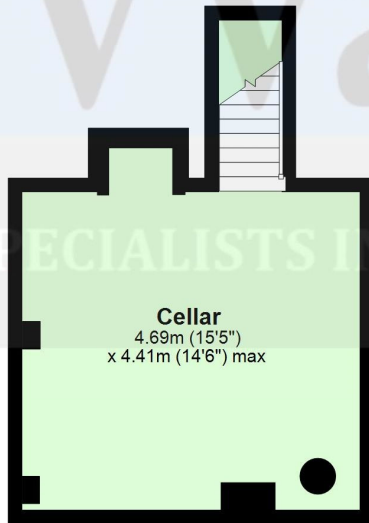
Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



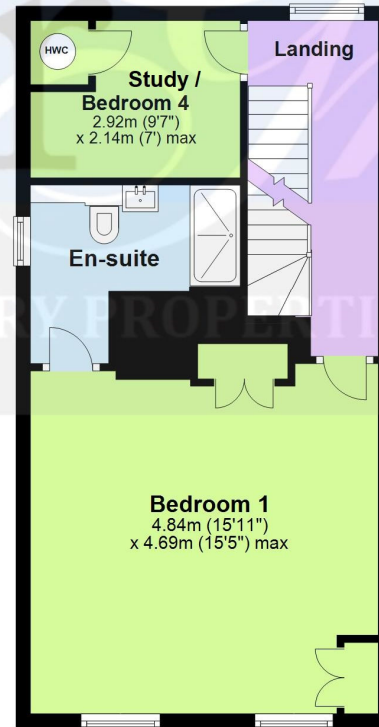
Cellar

Approx. 23.5 sq. metres (252.8 sq. feet)



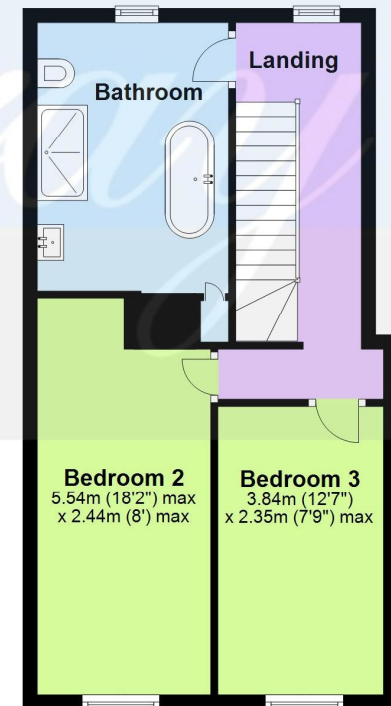
First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Second Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 175.0 sq. metres (1883.5 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.



