



**Park View House**

**2 Three Fields Road, Tenterden, Kent TN30 7AQ**

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**Guide Price £750,000**

Situated on a sought after development just a short walk from the centre of the historic Cinque Port town of Tenterden and its many amenities, is this attractive detached 4 bedroom / 2 bathroom modern home with stunning landscaped hidden gardens, useful outbuilding, off-street parking and car port.

This lovely, immaculately presented home offers the best of two worlds. On the one hand, the traditionally designed exterior and elegant interior give a lovely established feel and on the other, the layout, well-proportioned rooms and high spec contemporary finishes and fittings designed with modern living in mind.

To the ground floor, there is a sociable kitchen / dining room, large enough to entertain family and friends, and a spacious, triple aspect sitting room which opens onto the garden. This property also exudes practicality with a generous cloakroom, useful utility and good amounts of built-in storage. On the first floor, the bedrooms are all good sizes and the main bathroom and en-suite shower room of a high specification.

Outside, there are more pleasant surprises. Not only is the part walled garden a beautiful haven away from the world, but there is also a purpose built outbuilding, currently used as a sun room, that could provide for any number of different uses including as a home office, studio or gym. Viewing is highly recommended.

- Attractive detached 4 bedroom / 2 bathroom modern property
- Completed in 2018 / remainder of Warranty in place
- Beautifully presented well proportioned accommodation
- Stunning enclosed part - walled garden with outbuilding
- Car port / off street parking for two cars
- Sought after location in the town centre
- Wide choice of good local schools including Grammars
- Mainline stations at Headcorn and Ashford (high-speed)
- Many good countryside walks on doorstep

**SITUATION:** This property enjoys a most convenient and sought after location just a short walk from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and amenities. It also benefits from being very close to beautiful open countryside where there are many good walks to enjoy. There are a number of active clubs and societies in the town catering for all ages and a variety of educational opportunities exist, all of which are within walking distance of this property. 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 (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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**Warner Gray**



**ENTRANCE HALL** 8' 1" x 6' 11" The front door opens into a welcoming entrance hall that forms the centre of the house. Room for freestanding furniture. Stairs to first floor. Karndean flooring.

**KITCHEN / BREAKFAST ROOM** 21' 4" x 11' 5" With its high spec kitchen, open plan dining area and views over the garden, this spacious double aspect room is a lovely place to cook, eat and socialise. There are a range of contemporary, sleek units, drawers and cupboards with worktops and one and a half bowl sink unit. The high-end appliances include two double ovens, an electric hob with extractor above, integrated dishwasher, fridge/freezer and microwave. A large built-in cupboard houses the boiler and hot water cylinder. Karndean flooring. Open doorway to utility.

**UTILITY ROOM** 6' 5" x 4' 5". This useful area has a worktop and sink with integrated washing machine and storage below. Large built-in utility cupboard. Door to garden.

A generous **CLOAKROOM** comprising low level w.c and wash basin. Karndean flooring. Room for cloaks.

**SITTING ROOM** 21' 4" x 11' 5". This lovely, elegant room, with its spacious dimensions and windows to three sides, is a wonderful space to sit and relax. French doors open onto the beautiful garden.

**FIRST FLOOR** Stairs lead to a first floor **LANDING** which gives access to all the bedrooms and family bathroom on this floor. Loft hatch. Built-in cupboard.

**BEDROOM & EN-SUITE** 12' 3 x 11' 9". A spacious double bedroom with built-in mirrored wardrobe and en-suite shower room comprising bi-fold glass screened shower, wash basin, back to wall w.c and heated towel rail. NB: Measurements are for bedroom only.

**BEDROOM 2** 12' 2" x 11' 9". A good size double bedroom with mirrored wardrobes and lovely views over the garden.

**BEDROOM 3** 9' 11"x 9' 3". Double bedroom with window to the front.

**BEDROOM 4** 11' 4" x 8'10". A good size fourth bedroom, currently set up as a study cum snug.

**FAMILY BATHROOM** Stylish contemporary bathroom with white suite comprising concealed cistern w.c, wash basin and panelled bath with mixer tap and hand held shower attachment. Heated towel rail. Room for free standing storage.

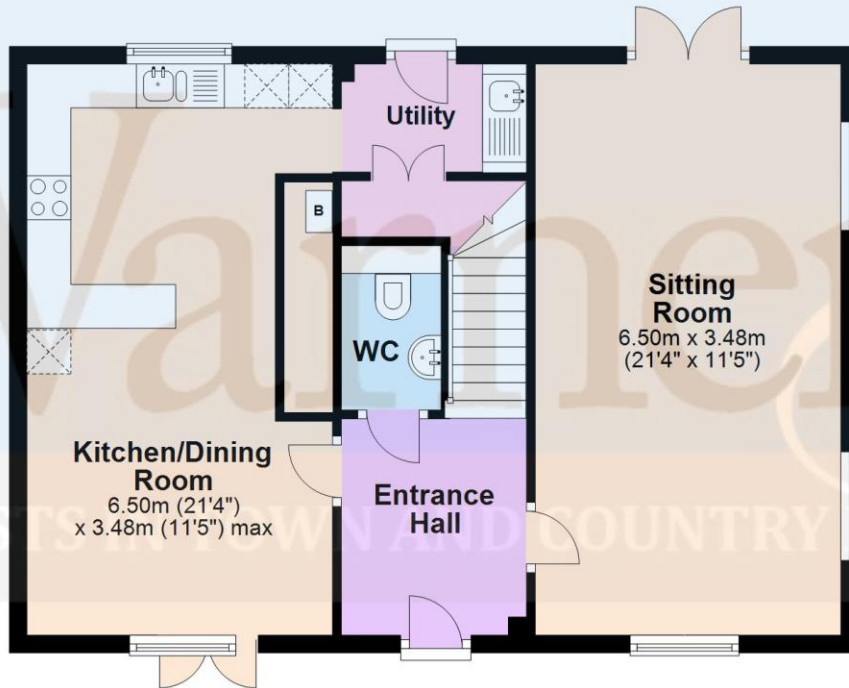
**OUTSIDE** A black iron gate set in black iron railings leads you to the front where paving and landscaped borders frame the main entrance door. A gate to the side takes you through to the beautifully landscaped part walled rear garden where a purpose built sun room is the perfect place for sitting and enjoying the garden. This bonus space could also be utilised as a studio, hobby room, home office or gym if desired. This property also benefits from off-street parking for two cars, a car port and timber shed.

**SERVICES** Mains: water (metered), drainage, gas and electricity. Fast fibre broadband. Freehold. £192.82 p.a. annual estate charge. EPC Rating: B. Local Authority: Ashford Borough Council. Council Tax Band: F. **LOCATION FINDER:** what3words: split.corals.yacht

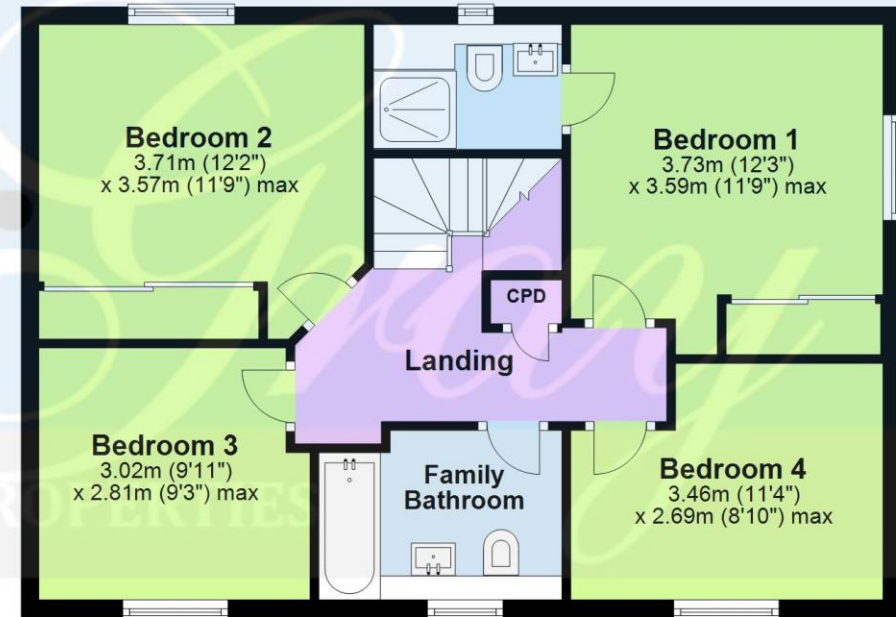




**Ground Floor**  
Approx. 67.0 sq. metres (721.4 sq. feet)



**First Floor**  
Approx. 62.6 sq. metres (673.5 sq. feet)



**Total area: approx. 129.6 sq. metres (1394.9 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.



