



Oak Cottage, Rolvenden Road, Tenterden TN30 6JJ

**Oak Cottage,
Rolvenden Road, Tenterden, Kent TN30 6JJ
Guide Price £665,000**

"Oak Cottage" offers an exciting opportunity to acquire a wonderful detached 3 double bedroom / 2 bathroom oak framed home with pretty garden, plentiful off-street parking and double garage, set in a tucked away, highly desirable location at the picturesque tree-lined end of Tenterden High Street.

Located in a very private tucked away position just a few steps from the High Street and all the many amenities on offer, this individually designed home, built to exacting standards by the current owner, has a lovely established, warm feel, and would suit any number of different buyers.

To the ground floor, there is a welcoming entrance hall which is open to the spacious kitchen / dining room, a generous but cosy sitting room with wood burner, conservatory and cloakroom, and to the first floor, a family bathroom and three good size double bedrooms, one of which has extensive built-in storage and an en-suite shower room.

Oak Cottage is approached over a private shared driveway, at the end of which is a parking area for at up to four vehicles and a cart style double garage. The pretty garden, which surrounds the house on all sides, has been landscaped and well maintained. Viewing is highly recommended.

SITUATION: This property is situated just a short walk 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 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.

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A covered open porch leads to the front door, which in turn opens into a welcoming hallway that forms the centre of the house. Stairs to first floor with cupboard below. Space for cloaks. Doors to cloakroom and sitting room.

Open plan to kitchen / dining room. NB: There is under floor heating throughout the ground floor.

KITCHEN / DINING ROOM 27'2 x 12'2. This very generous room at present incorporates the kitchen, dining area and study space and could also provide enough room for soft seating if desired. The cream shaker style kitchen is perfectly in keeping with the modern country feel of the house. There are a range of base units, drawers and cupboards with wood worktops and ceramic sink with drainer. NEFF gas hob with extractor above and double oven below. Integrated dishwasher, washing machine and dryer. Space for free standing fridge/freezer. Island unit with storage below. Boiler. Door to rear garden.

CLOAKROOM wash basin with storage under and WC.

SITTING ROOM 15'10 x 13'3. The beautiful sitting room, with its fireplace and wood burner, has a warm, inviting feel.

French doors to the rear open right back to link the conservatory with this room if desired, making it a sociable space and ideal for family gatherings and entertaining.

CONSERVATORY 12'7 x 7'9. A lovely place to sit and relax. French doors at the back open onto a paved area at the back of the house.

Stairs from the ground floor lead to the **FIRST FLOOR LANDING** where there is room for free standing furniture. Built-in airing cupboard housing hot water cylinder. Loft hatch. NB: Heating to this floor is via traditional radiators.

BEDROOM 1 15'11 x 13'2. A spacious double aspect bedroom with built-in storage along one wall and an **en-suite SHOWER ROOM**. A modern shower room comprising a corner shower and built-in unit with inset basin, back to wall WC and storage. Heated towel rail. Room for free standing storage.

BEDROOM 2 12'2 x 12'0. A generous triple aspect bedroom, currently set up as a twin.

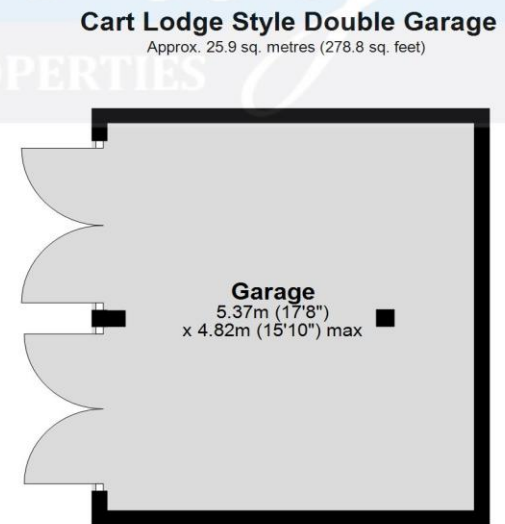
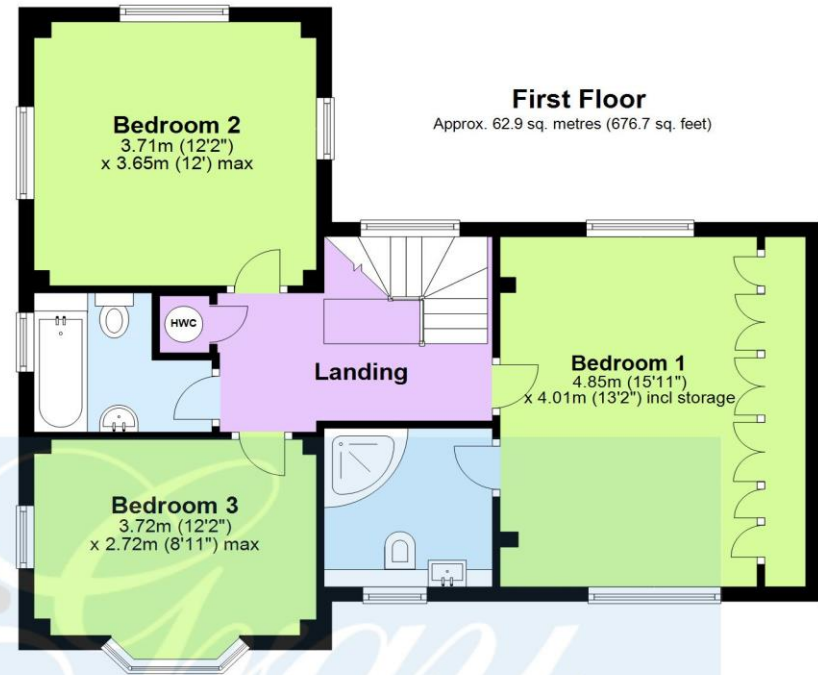
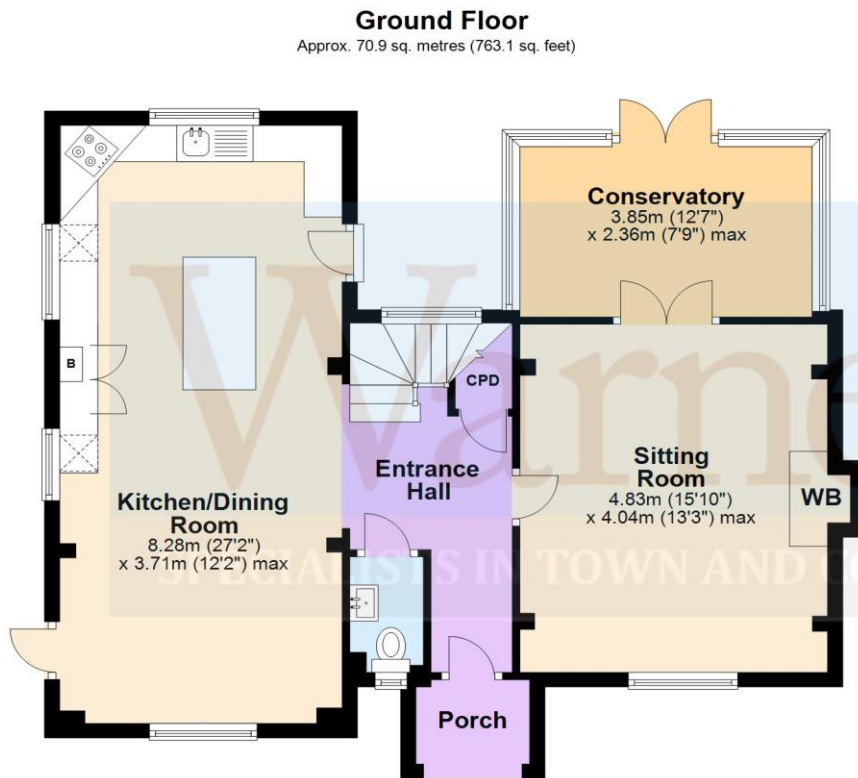
BEDROOM 3 12'2 x 8'11. A good size double bedroom with windows to the front and side.

BATHROOM Modern suite comprising: panelled bath with mixer tap and shower over; pedestal wash basin; WC; and heated towel rail.

OUTSIDE Oak Cottage occupies a tucked away position at the end of a private shared lane, which we understand is owned by this property. At the end of the lane there is a large gravel parking area in front of a cart lodge style double garage which has two sets of double doors to the front. Two steps lead you up to a pretty garden area at the back of the house which gives access to the kitchen and conservatory and a path leads you round to the front of the house where there is a walled garden with mature planting and a timber summer house. To the other side of the property is a lovely patio area with pergola, ideal for summer dining and entertaining.

Services Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: E. Location Finder what3words: spellings.hagging.minority





Total area: approx. 159.7 sq. metres (1718.5 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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