



1 Homewood Road,
Tenterden, Kent TN30 7AU

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Price Guide £750,000 to £800,000

An opportunity to acquire this substantial four-bedroom home offering stylish, bright living space with over 1616 sq. ft of accommodation being ideal for modern day life and entertaining, being beautifully presented in light décor and of particular note is the stunning 27' sitting / dining room with glazed doors overlooking the garden. Enviably positioned at the top the highly sought after Homewood Road within easy reach of Tenterden's picturesque and historic High Street and excellent shopping facilities.

A further special feature of this unique property is that stands in a very generous corner plot benefitting from two separate driveways giving access from two roads provide ample parking and detached garage with attached useful workshop. There are attractive, large lawned gardens and a wonderful raised paved terrace perfect for the summer months.

This spacious detached family house is the perfect opportunity to purchase a property for buyers looking to be both within easy reach of the town and to enjoy miles of countryside walks through Knock Woods which is close-by.

- Detached family house with 4 Bedrooms, 2 Bath / Shower, 2 / 3 Reception
- Light and bright accommodation including a 27' open plan Sitting / Dining Room
- Bedrooms having built in wardrobe / storage space
- Wonderful views over the raised rear terrace and large garden beyond
- Well fitted kitchen with adjacent Utility Room
- Access from two separate roads with two driveways with ample parking
- Detached garage and useful attached workshop
- Prime location at the top of highly sought after Homewood Road
- Walking distance of the local schools in both Tenterden and St Michaels

SITUATION: Standing in a prime location at the top of Homewood Road being within easy reach of the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping including many national names and well as independent cafes, restaurants, supermarkets, health and leisure facilities. A variety of educational opportunities exist in the town, all of which are within walking distance and this property 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 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 a Hopper Bus service.



The accommodation comprises the following with approximate dimensions: Front entrance door with outside courtesy lighting opens into the welcoming bright **HALLWAY** with windows to the front. Staircase to the first floor with under stair storage cupboard. Door to :

CLOAKROOM Window to the front. White suite comprising low level w.c. Wash hand basin. Tiled walls.

STUDY 10'10 x 7'9. A bright versatile room currently used as a study with a range of fitted bookshelves.

SITTING ROOM / DINING ROOM 27'5 x 17'0. A wonderful, spacious double aspect room flooded with natural light by the window and large glazed sliding doors to one end of the room which onto the paved terrace and overlooking the rear garden beyond. This generous room has ample space for dining table and chairs and is ideal for family life and entertaining.

KITCHEN / BREAKFAST ROOM 14' x 9'11. This well appointment kitchen is fitted with a smart range of black gloss worktops with inset stainless steel sink unit with drainer and mixer tap, built base storage cupboards and drawers with matching wall mounted units. Integrated appliances include double oven and microwave, four ring gas hob, dishwasher and refrigerator. Window offering a fine view of the rear garden. Space for dining table and chairs. Part glazed door to :

UTILITY ROOM 15'7 x 5'11. A very useful room with ample space for boots and coats etc. Fitted worktops with storage cupboards, sink unit with space for washing machine and tumble dryer. Doors to the front and to the rear terrace and garden.

FIRST FLOOR Stairs from the hall lead up to the **LANDING** with airing cupboard housing the central heating boiler, hot water cylinder and shelving.

BEDROOM 1 17'5 x 13'0. A lovely double aspect room with window to the front and to the rear having a fine view of the rear garden. Range of fitted wardrobe and storage cupboards. Door to : **EN-SUITE SHOWER ROOM** A modern suite comprising tiled shower cubicle, low level w.c. and wash hand basin. Tiled flooring.

BEDROOM 2 9'11 x 8'6. Window overlooking the rear garden. Fitted wardrobe cupboards to one wall.

BEDROOM 3 10'11 x 9'3. Window to the side. Fitted wardrobe and storage cupboard.

BEDROOM 4 10'8 x 6'11. Window to the side

FAMILY BATHROOM Fitted with a smart modern suite comprising bath with shower attachment and mixer tap. Low level w.c. Wash hand basin. Window to the rear. Tiled flooring.

OUTSIDE To the front of the property is a large driveway providing off road parking and turning area for several cars with an area of lawned garden and trees providing privacy.

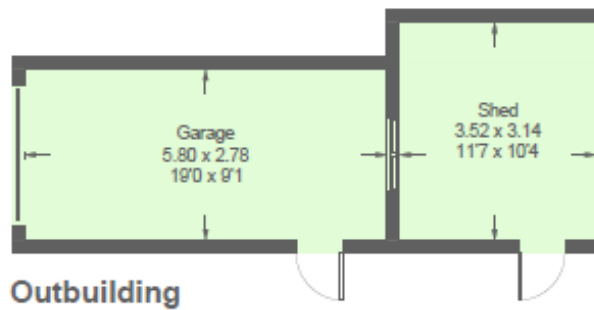
The lawned garden continues around to the side of the property and to the rear where there is a raised terrace offering the perfect setting for al fresco dining and to sit and relax overlooking the garden. In the summer months imagine have the sitting room doors open to the terrace bringing the outdoors in - ideal for entertaining. From the terrace steps lead down to the garden which is mainly lawned with established plant and shrubs to the boundaries giving a good deal of privacy.

Towards the end there is access to the **DETACHED GARAGE** with adjoining **WORKSHOP**. A five bar gates opens from Knockwood Road leads onto a secondary driveway providing off road parking in front of the garage.

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

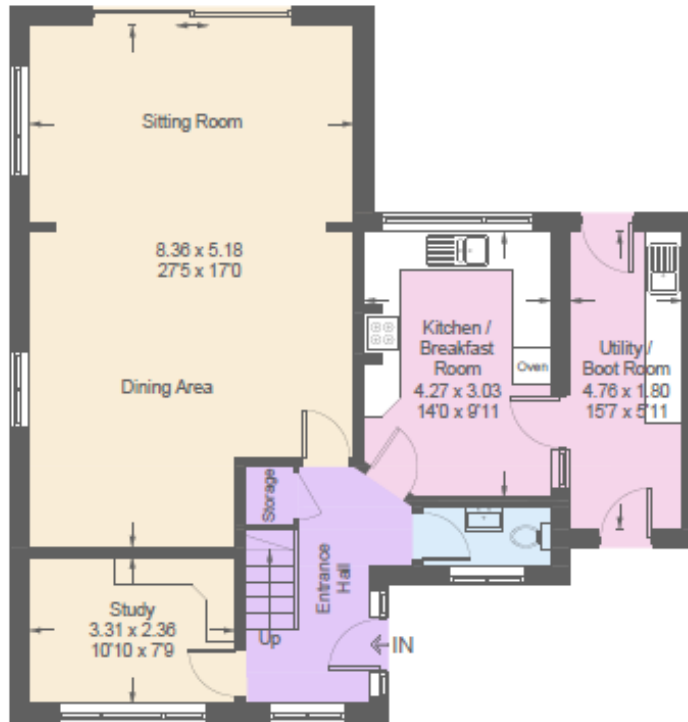
VIEWING by appointment through WarnerGray 01580 766044



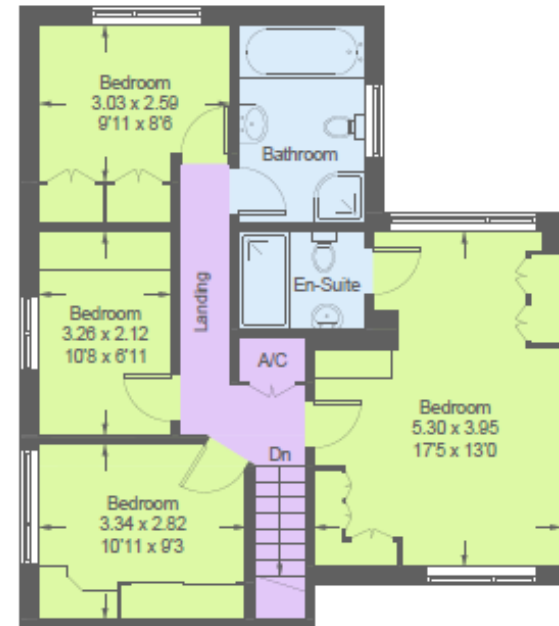


Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor - 84.7 sq m / 912 sq ft



First Floor - 65.4 sq m / 704 sq ft

Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft
 Outbuilding = 27.5 sq m / 296 sq ft
 Total = 177.6 sq m / 1912 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1122282)





