



35 Golden Square,
Tenterden, Kent TN30 6RN

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Guide Price: £485,000

This charming 3 bedroom mid-terrace property with landscaped garden, enjoys a most favoured position within walking distance of the sought after High Street of Tenterden and all its many amenities.

This beautiful period property, which has undergone a number of improvements over the last year, is presented in a lovely vintage style throughout, and is bursting with character and charm. Not only that, but it is also deceptively spacious, offering flexible accommodation that would suit the needs of a number of different buyers.

On the ground floor there is an entrance hall, cosy sitting room with wood burner, separate dining room and spacious kitchen with small utility space and newly fitted shower room.

To the first floor, there are two good size bedrooms and to the second floor, a double bedroom with useful en-suite bathroom.

Outside, the house sits in a slightly elevated position, set back behind a small front garden, and to the rear, there is a very lovingly maintained private enclosed garden, ideal for summer living. Just a short pretty walk to the High Street, this property is perfectly placed to take full advantage of all the local amenities on offer, which is what makes its location so popular.

- Charming 3 bedroom / 2 bathroom mid-terrace period property
- Deceptively spacious, flexible accommodation set over 3 floors
- Bursting with character & presented in on-trend vintage style
- "Hidden gem" of a garden to the rear with useful outbuilding
- Most sought-after, popular location close to the centre of town
- Walking distance of all the many local amenities on offer
- Wide choice of good local schools including Ashford Grammars
- Mainline stations at Headcorn & Ashford (High Speed Rail Link)

SITUATION: 35 Golden Square is situated in a prime location just a short walk from the picturesque High Street, 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 in both the private and state sector, and this property comes within the catchment for the Ashford Grammars. 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 approx. 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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ENTRANCE HALL The front door opens into a long hall which gives access to the sitting and dining rooms. Under stairs cupboard. Room for cloaks and boots.

SITTING ROOM 13'5 x 12'1. A lovely room with attractive bay window to the front and delightful fireplace with wood burner. Built-in cupboard to side of fireplace. Stripped floorboards. Part glazed French doors lead through to the dining room.

DINING ROOM 12'2 x 11'4. Conveniently positioned between the sitting room and kitchen, this lovely space has a fireplace with free standing Everhot electric stove (by separate negotiation). A large internal window through to the kitchen makes a lovely feature, but also brings in additional light. Stripped floorboards. Stairs to first floor.

KITCHEN 15'0 x 13'8. Painted cupboards, wood worktops and a butler sink give this deceptively spacious kitchen a very vintage, homely feel. Everhot electric oven (by separate negotiation). Space for fridge / freezer and slimline dishwasher. Tiled floor. An external door and window to the rear give views over and access to the patio and garden beyond. Two large Velux windows bring in lots of additional natural light. Doors to utility area and shower room.

UTILITY ROOM Useful area for additional storage. Space and plumbing for washing machine. Corner sink.

SHOWER ROOM Recently refitted, it consists of an enclosed shower, traditional style pedestal wash hand basin and low level w.c. Tiled floor and part tiled walls. Velux window.

FIRST FLOOR LANDING This landing gives access to the two bedrooms on this floor and the staircase to the attic floor. Window to rear.

BEDROOM 2 14' 5 x 12'1. A spacious double bedroom with feature period fireplace, built-in cupboards and stripped floorboards. Window to front.

BEDROOM 3 11'5 x 8'11. A good size bedroom which could serve equally well as a home office or study. Feature fireplace with built-in cupboards either side, one of which contains the Boiler. Window to rear overlooking garden.

A staircase from the first floor leads to **SECOND FLOOR** lobby which leads to the principal bedroom suite. Loft hatch. NB: There is some restricted head height to this floor.

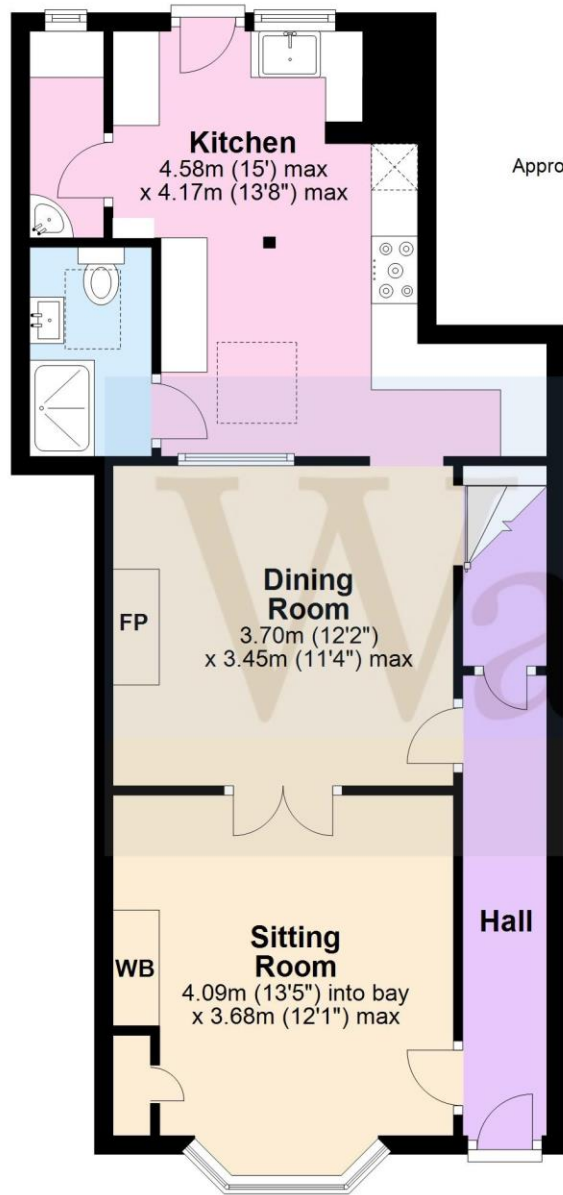
BEDROOM 1 / EN-SUITE 15'7 x 12' 7" A beautiful, spacious, light room which could serve any number of different functions. A window to the front gives lovely views over the rooftops beyond. Large built-in eaves storage cupboard.

EN-SUITE BATHROOM: White suite comprising panelled bath with shower over, wash hand basin and low-level w.c. (Macerator or similar) Velux window. Room for free standing storage. NB: Measurements are for bedroom only.

OUTSIDE To the front of the property, a gate and steps invite you to the front door, which is framed by beautiful wisteria. To the side is a pretty cottage style garden, bounded at the front by a brick wall. To the rear is a brick paved patio with a further raised decked area to the side, ideal for summer dining and entertaining. Steps lead to a landscaped garden with mature plants and shrubs and further steps lead to another area of garden at the end of which is a very useful timber outbuilding, currently used for storage. NB: This property has a right of way over the rear of the neighbouring property.

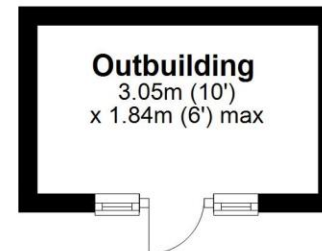
SERVICES Mains water, electricity, gas and drainage. EPC: tbc. Local Authority: Ashford Borough Council. Council Tax Band: D. what3words: ///buildings.dubbing.tiny





Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)

Total area: approx. 116.2 sq. metres (1250.8 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.



