



1 Collison Place,
Tenterden, Kent, TN30 7BU

Warner Gray

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Offers In Excess of £570,000

A spacious and beautifully presented detached chalet style bungalow offering versatile accommodation with 3 Reception Rooms, 4 Bedrooms and 3 Bathrooms and ample storage. On a corner plot with South facing secluded Garden, Double Garage and generous off street parking, it is situated in a sought after residential cul-de-sac within walking distance of the picturesque tree lined Tenterden High Street.

**Entrance Hall * Sitting Room * Dining Room * Study
Kitchen Breakfast Room * 4 Double Bedrooms (2 with en-suite)
Family Bathroom * Ground Floor Cloakroom * Utility Room
South facing Gardens * Double Garage & additional parking**

Internally the deceptively spacious property is arranged on two floors, tastefully presented throughout, and with gas fired central heating and double glazed windows. A covered entrance leads into a good size Hallway with Cloakroom (W.C.), built in storage and stairs to 1st floor and galleried landing. A brief description of the accommodation, with approximate dimensions, is as follows:

SITTING ROOM 25' 1" x 13' 6" (7.65m x 4.11m) Lovely triple aspect room with marble fireplace, inset coal effect fire and French doors to rear garden.

DINING ROOM 12' 11" x 9' 10" (3.94m x 3m) With views to front and glazed double doors to Sitting Room.

STUDY 8' 4" x 5' 2" (2.54m x 1.57m) 'L' shape with views to front.

KITCHEN/BREAKFAST ROOM 16' x 11' 8" (4.88m x 3.56m) Good size, with modern base/wall units including breakfast bar, providing ample storage. Freestanding range cooker (electric ovens, gas hob), space for further appliances and Utility Room off.

BEDROOM 16' 2" x 10' 11" (4.93m x 3.33m) Generous size, with built in storage and en-suite (bath with shower attachment, hand basin and W.C.).

1ST FLOOR. Spacious, light and airy Landing leading to:



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MASTER BEDROOM 19' 5" x 14' 7" (5.92m x 4.44m) Large double aspect room, with dormer windows to front and rear and high quality bespoke storage. En-suite with shower, hand basin and W.C. with Velux window to rear.

BEDROOM 14' 3" x 9' 3" (4.34m x 2.82m) Double room with dormer window to rear.

BEDROOM 11' 3" x 9' 8" (3.43m x 2.95m) Small double with dormer window to front.

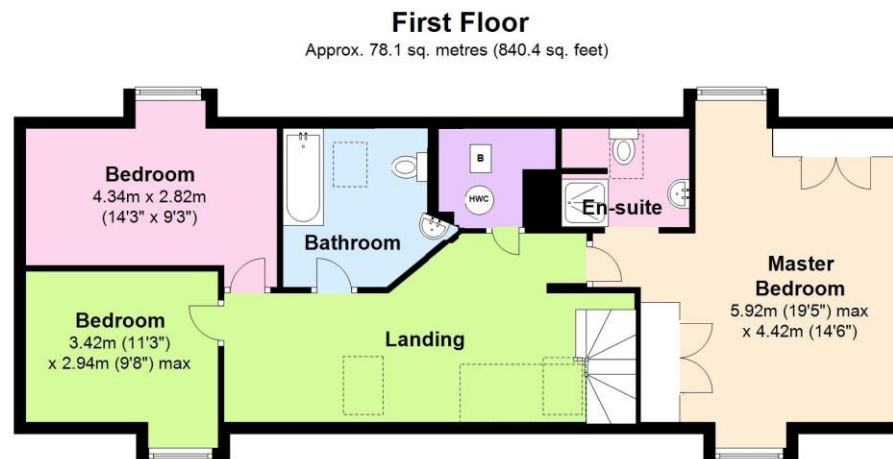
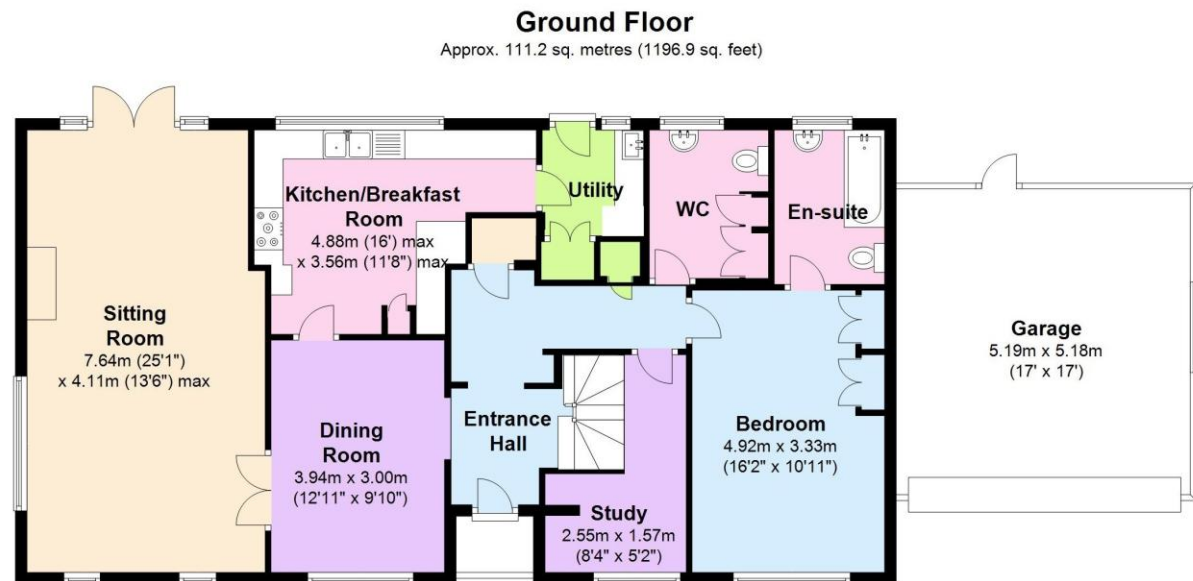
FAMILY BATHROOM With bath and wall mounted shower above, hand basin and W.C.

OUTSIDE Attractive, well maintained landscaped gardens surround the property. The front driveway provides off road parking and access to the integrated double garage (approximate size 17' x 17' with light, power and electrically operated front door). The good size South facing rear garden has a large terrace, lawn, summerhouse and well stocked beds / borders, together with further pebbled terrace to one side including charming pergola with climbing wisteria and chocolate vine.

SITUATION Tenterden enjoys excellent leisure and recreational amenities. There are many interesting independent shops as well as Waitrose and Tesco supermarkets and a comprehensive range of other facilities (doctors, dentists, banks, post office and leisure centre etc.) There are popular schools for all ages in Tenterden and a wide choice of state (including grammar) and private schools in the area. The town is surrounded by beautiful countryside offering many lovely walks, cycle rides and golf courses. Good transport links include regular rail services to London from Headcorn (9 miles) and Ashford International (13 miles) including the high speed link to St Pancras (37 minutes) and the Continent via Eurostar. Regular buses link surrounding towns/villages. Access to the motorway network via the M20 at junctions 8 or 9 (Leeds Castle or Ashford).

DIRECTIONS From Tenterden High Street proceed on Appledore Road (B2080) towards Appledore and after a short distance turn right into Collison Place and the property is immediately on the left.

SERVICES Mains gas, electricity, water and drainage with GFCH. EPC Rating : C



Total area: approx. 189.3 sq. metres (2037.3 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows or other internal features merely intended as a guide. Please note there is some reduced head height on 1st floor.

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