

A large, two-story brick house with a red garage door, surrounded by lush greenery and a paved driveway. The house features a brown tiled roof with two skylights and a prominent chimney on the left side. The exterior is finished with red brick and horizontal wooden shingles on the upper level. The property is well-maintained with a paved driveway and various plants and trees.

**Squirrels Haunt,
Ox Lane, St. Michaels, Tenterden, TN30 6PE**

Warner Gray

Squirrels Haunt, Ox Lane, St. Michaels, Tenterden, TN30 6PE

Guide Price £775,000

A most impressive detached five bedroom house offering well-presented and spacious family accommodation with a double garage situated in a popular and sought after residential location within easy reach of Tenterden town centre. A particular feature are the large and attractive gardens with a natural pond to the front and delightful rear garden stocked with an abundance of flowers and shrubs backing onto woodland.

Squirrels Haunt is one of five properties built in a select residential setting and offers accommodation arranged over two floors comprising a spacious Entrance Hall, Cloakroom, Family Room, Kitchen / Breakfast Room, Utility Room, Dining Room, Sitting Room and a stylish Conservatory overlooking the rear garden. Whilst on the first floor, there is a Master Bedroom with en-suite Bathroom, Four Further Bedrooms and a Family Bathroom.

GROUND FLOOR The accommodation comprises the following with approximate dimensions : Front door with decorative glazed panel and further full length window to the side opening to **ENTRANCE HALL** Staircase to the first floor with deep understair storage cupboard. Radiator. Central heating thermostat. Feature arch display recess. Built in cupboard. **CLOAKROOM** Obscure window to the side with tiled display sill. Radiator. Low level w.c. Wash hand basin with tiled splashback and built in cupboard beneath.

FAMILY ROOM 12' x 10'6. Window to the side. Radiator.

KITCHEN/BREAKFAST ROOM 15'1 x 9'9. Fitted with a range of worksurfaces with built in drawers and cupboards under and further range of matching wall mounted cupboards. Tall fitted shelved cupboard. Integrated refrigerator and dishwasher. One and a half bowl sink unit with drainer, mixer tap and waste disposal. Four ring gas hob with extractor above. Built in electric double oven and grill. Hatch to dining room. Radiator. Window offering views over the rear garden. Door to :

UTILITY ROOM 10'4 x 5'8. Door and window leading out to the side. Worksurface incorporating sink unit with drainer and mixer tap. Space for washing machine, tumble dryer and space for upright fridge freezer. Fitted wall cupboards. Wall mounted gas central heating boiler. Radiator.

DINING ROOM 11'6 x 11'. Window to the rear with views over the garden. Radiator. Hatch to kitchen / breakfast room.

SITTING ROOM 21'5 x 11'8. Large window overlooking the front of the property and the pond. Attractive fireplace housing a flame effect gas fired with marble hearth and decorative surround and mantelpiece. Wall light points. Radiator. Fully glazed sliding doors leading through to :



WarnerGray Tel. 01580 766044

www.warnergray.co.uk email: info@warnergray.co.uk

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

CONSERVATORY 14'7 x 12'9. A spacious and stylish conservatory with windows on three sides offering lovely views of the gardens. Laminate flooring. Glazed double doors to the side. Wall light points. Two electric radiators.

FIRST FLOOR Large window overlooking the front driveway and view to the pond. Airing cupboard with the hot water cylinder. Hatch to the loft space with ladder and fitted light. Radiator.

MASTER BEDROOM 21'4 x 11'2. Window to the rear with views over the garden. Radiator. Range of fitted bedside double wardrobe cupboards with further matching overhead cupboards. Radiator. Door to **EN-SUITE BATHROOM** Obscure window to the side with tiled display sill. White suite comprising low level w.c. Panelled bath with Aqualisa shower unit. Wash hand basin with fitted cupboard beneath. Recess shelving and display area. Radiator.

BEDROOM 2 21'3 x 12'7. A spacious room with recess bookshelving with an archway and step down. Two skylight windows. Range of built in mirrored sliding doors. Radiator

BEDROOM 3 11'8 x 10'2. Window overlooking the front driveway and pond. Radiator. Built in wardrobe cupboards providing hanging space and shelving with mirrored sliding doors.

BEDROOM 4 11'10 x 10'9. Window overlooking the rear garden. Radiator. Built in wardrobe cupboards providing hanging space and shelving with mirrored sliding doors.

BEDROOM 5 9'11 x 8'5. Window overlooking the rear garden. Radiator.

BATHROOM Obscure window to the side with tiled display sill. low level w.c. Pedestal wash hand basin with mixer tap. Panelled bath with Aqualisa shower unit and shower screen. Radiator.

OUTSIDE

The property is approached over a shared brick paved driveway leading to the front of the property and a good size parking and turning area. To the side of the house there is a greenhouse and garden shed and a timber gate leading to the front of the house. The wonderful rear garden is a particular feature of the house being mainly lawned with an array for mature trees and shrubs offering a lovely rural outlook across the paddock and woodland behind.

GARAGE / WORKSHOP 17'8" x 21'0" (5.38m x 6.4m) Security lighting. Remote controlled up and over doors to the front. Power and light connected.

SITUATION: St Michaels is only about a mile from Tenterden's picturesque High Street offering comprehensive shopping facilities including Waitrose, Tesco, several banks, restaurants and public houses as well as many other national names and independent businesses thus catering for all tastes. There is a wide selection of schools in the area, both state and independent particularly the well-known Homewood School. Good recreational facilities in the area including golf courses, a well leisure centre and many walks through the neighbouring countryside.

DIRECTIONS : From our office in Tenterden proceed along the A28 towards St Michaels, turning right just before the Fat Ox public house into Ox Lane. The property will then be found towards the top of the lane on the right hand side.

SERVICES Mains water, electricity and gas. Private drainage. EPC tba

VIEWING BY APPOINTMENT THROUGH WARNERGRAY 01580 766044



Approximate Floor Area
2,700 square feet

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property.

