

**HOBBS · PARKER**

Tenterden Homes



Cherry Tree House Woodchurch Road Tenterden

DISTINCTIVE LOCAL PROPERTY



## Cherry Tree House Woodchurch Road Tenterden, Kent TN30 7AE

A substantial and well presented 5 bedroom detached house with double garage and gardens, set in a quiet secluded location at the end of a private drive within walking distance of Tenterden town centre.

Guide price **£850,000**



### Accommodation

- Reception hall • Sitting room • Dining room • Family room • Kitchen • Utility room • Downstairs shower room • Cloakroom • Master bedroom with bathroom en suite • Guest bedroom with shower room en suite • Three further bedrooms • Family bathroom with shower

### Outside

- Gardens • Wooden garden store • Double garage • Off road parking

### Communications

- Rye 11 miles • Ashford 11 miles • Headcorn 10 miles







Beyond the kitchen is the good size utility room and there is access to the integral double garage and a cloakroom.

Upstairs the bedroom accommodation leads off the light and bright galleried landing. The master bedroom has a very good size bathroom with both bath and separate shower, en suite. In addition there is a guest suite, with fitted wardrobes and stylish bathroom room.

There are three further bedrooms, each of a good size and these share the family bathroom fitted with a bath with shower over.

### Situation

Cherry Tree House is situated in a quiet secluded location at the end of a private drive leading off Woodchurch Road, a popular residential road to the east of the town and a walk away from the town centre and local schools.

Tenterden has an excellent range of shops, including a Waitrose supermarket and there are many restaurants and public houses.

Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east. The M20 can be accessed at either Leeds Castle or Ashford.

### Outside

The property is approached from a private lane via a five bar gate which opens onto the drive with parking for a number of vehicles. There is an area of garden with lawn, planted beds and mature trees. The double garage is integral to the house.

To the rear of the property there is a large decked terrace providing a perfect spot for outdoor entertaining. The garden is fully fenced laid mainly to lawn with planted beds and offers a good degree of privacy. Towards the rear of the garden is a useful wooden garden store.

### Services

Gas central heating, mains drainage, mains electricity.

### Viewing

Strictly by appointment only. If you would like to view Cherry Tree House, please telephone our offices.

### Cherry Tree House

Cherry Tree House is a substantial family home with good size and well planned accommodation.

You enter into the spacious and welcoming reception hall fitted with attractive oak boards. From here double doors open into the sitting room, which has an exposed brick fireplace with a double sided wood burner providing a focal point. Doors open out onto the rear terrace and gardens.

The dining room adjoins via an archway sharing the wood burner and is a lovely space for entertaining. To the front of the house is the family / play room.

The kitchen is fitted with stylish high gloss units with useful pan drawers providing lots of storage. Built in appliances include a dishwasher, fridge, freezer and electric fan oven, as well as a five ring gas hob. The kitchen has ample space for a breakfast table.



### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

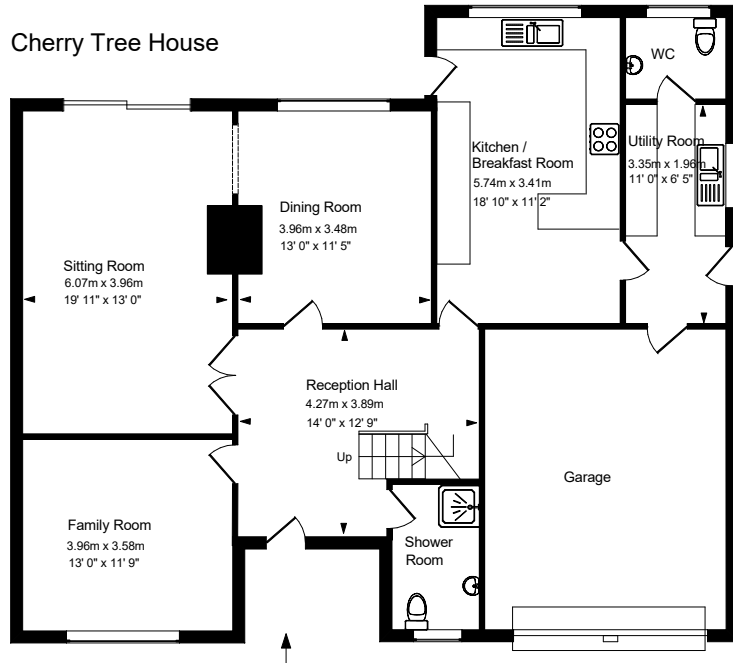
We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Cherry Tree House



Ground Floor  
 Approximate Gross Internal Floor Area House : 2,370 Sq. Ft. / 220 Sq. m  
 For indicative purposes only. Copyright Jemesis Ltd 2017  
 Drawing Number : 184-726j

## Directions

**From our offices in Tenterden,** head out of town along Oaks Road. Bear left into Golden Square and then at the crossroads, go straight over.

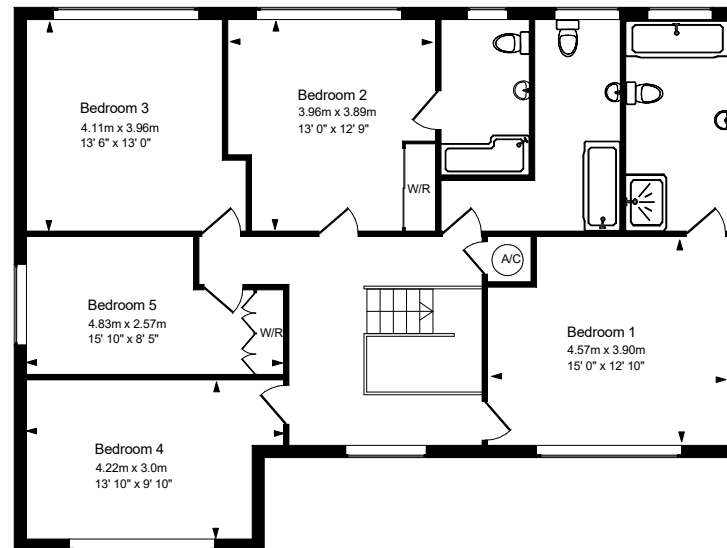
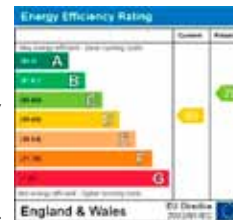
Pass Eastgate Road on your left and then look out for a post box on your left and you will then see a sign for Cherry Tree House on your left.

Turn up this private drive and Cherry Tree House is at the end, directly in front of you.



## Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



First Floor

# Tenterden Homes

DISTINCTIVE LOCAL PROPERTY

## Tenterden

Tenterden offers a wide choice of facilities including schools, doctors surgery, leisure centre, Tesco and Waitrose supermarkets and a thriving High Street of shops, restaurants and pubs.

Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east.

The high speed link to London from Ashford takes only 37 minutes.

The international station in Ashford also provides access to trains to the Continent.

The M20 can be accessed at either Leeds Castle or Ashford.



**HOBBS • PARKER**  
 Tenterden Homes



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# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in Tenterden every single day makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



**Simon Godfrey**  
Director & Head of  
Hobbs Parker Tenterden Homes