



Carriage House and The Stables

6 Oaks Road Tenterden TN30 6RD

An elegant Georgian town house with a self contained one bedroom cottage in the grounds and benefiting from off road parking. Well proportioned accommodation set over three floors. Within very easy walking distance of the towns many amenities.

Offers over: £625,000



Carriage House

- Entrance hall • Sitting / dining room • Kitchen / breakfast room • Outside utility room and WC
- First floor drawing room / bedroom • Three further bedrooms • Family bathroom

The Stables

- Entrance hall • Sitting / dining room / kitchen
- Double bedroom • Bathroom

Outside

- Courtyard • Utility room • Outside WC • Gardens
- Wooden store • Off road parking

Communications

- Ashford 11 miles • Headcorn 9 miles • Rye 11 miles
- Cranbrook 8 miles



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.

Situation

Oaks Road is a much sought after residential area of Tenterden and is only a very short 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. There are a good range of leisure facilities close by including a golf course and Tenterden Leisure Centre.

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.

Carriage House

Carriage House is at one end of an elegant terrace of Georgian town houses, known as Oaks Place, with distinct white rendered elevations.

Of particular note are the lovely high ceilings and well proportioned rooms, and the current owners have retained many original features. The main reception room has the sitting room to the front of the house with a fireplace providing a fine focal point. To the rear is the dining room with built in cupboards and bookcases and French doors opening onto the courtyard.

The kitchen is fitted with a range of units and there is space at the far end for a small breakfast table.

On the first floor the drawing room to the front enjoys a double aspect with views over to the recreation ground. Either side of the fireplace are fitted cupboards and book cases. The well appointed family bathroom is also on the first floor with contemporary sanitary ware and a shower fitted over the bath.

There are three further bedrooms and each has built in cupboards. The house has a large attic space with Velux windows that offers great storage space and has potential to convert subject to the necessary planning permissions.

The Stables

Once the stable and Chaise House to the main property, The Stables now provides comfortable self contained accommodation. From the entrance hall the main living room is to the left

and has been fitted with a kitchen including space for a washing machine. The bedroom is a good size double with fitted wardrobes running the length of the wall, and finally there is a bathroom.

The Stables is currently let with the tenant happy to remain in situ. Alternatively the property can be vacant and would make a comfortable home for an elderly relative or older child.

Outside

The property is set behind bespoke iron railings and a terrace of reclaimed Yorkstone and copings, leading to the front door. To one side of the house is the private drive leading to an area of off road parking for two vehicles.

To the rear of the house is a private courtyard that could make a lovely spot for outdoor dining. Beyond is the outside WC and the utility room, which is an outbuilding converted to house the washing machine and additional appliances.

There is a small area of lawn in front of The Stables with a number of mature shrubs.

Services

All mains services are connected.

Agents note

Note that No.7 Oaks Road has a right of access to the rear of their property via the drive. The properties in Oaks Place have a right of pedestrian access across the rear of the property.

Directions

From our offices in Tenterden, turn left out of the door and walk about 20m.

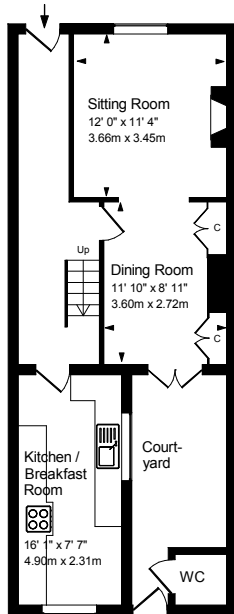
Viewing

Strictly by appointment only. Please call our offices if you would like to make an appointment. (Ref T212).

Tenterden Homes

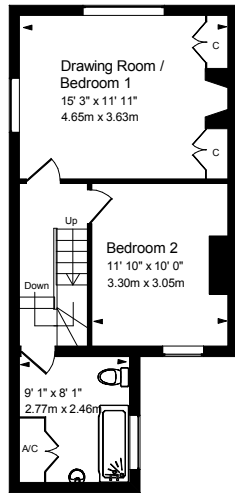
DISTINCTIVE LOCAL PROPERTY

Carriage House and The Stables,
6 Oaks Road
Tenterden TN30 6RD

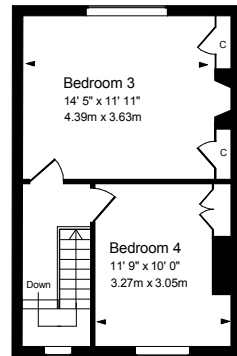


Ground Floor

Approximate Gross Internal Floor Area House : 1,330 Sq. Ft. / 124 Sq. M.
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Drawing Number : 184-661j

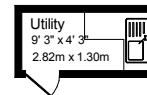
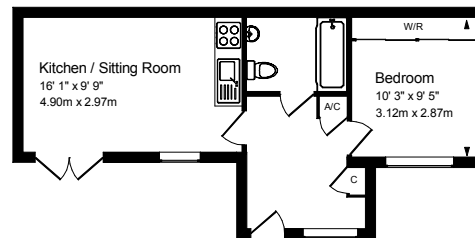


First Floor



Second Floor

The Stables



Approximate Gross Internal Floor Area House : 425 Sq. Ft. / 39 Sq. M.
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Drawing Number : 184-661j

House



Stables



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