



Oakdean

Woodchurch Road
Tenterden, Kent TN30 7AD

An extended and improved detached family home with four bedrooms, double garage and south facing gardens overlooking fields, on a popular residential road within walking distance of Tenterden town centre. The property now has a fabulous kitchen / dining room across the back of the house.

Guide price **£875,000**



Accommodation

- Reception hall • Sitting room • Family room
- Conservatory • Kitchen / dining room • Utility room
- Cloakroom • Master bedroom with shower room en suite • Three further bedrooms • Family bathroom

Outside

- Gardens • Double garage • Off road parking

Communications

- Rye 11 miles • Ashford 11 miles • Headcorn 10 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

The property is situated on the southern side of 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.

Oakdean

Oakdean is a substantial family home offering well presented and good size accommodation. There is a spacious reception hall and to one side is the sitting room with an open fireplace providing a focal point. To the rear is the conservatory with lovely views of the gardens and fields beyond.

The house has been remodelled and extended at the back to create a fabulous kitchen / dining room with Travertine floor tiles and a wide range of fitted units under a marble work surface. At one end there is ample space for a dining table and double doors open here onto the rear terrace.

There is an additional reception room, which is currently used as a study but would make a great family room or formal dining room if required.

Upstairs the master bedroom, which enjoys pleasant views of the garden, has a walk-in wardrobe and a well fitted shower room en-suite.

There are three further bedrooms, all doubles and each has built-in wardrobes. These bedrooms share the fully tiled family bathroom.

Outside

The property is approached via a drive with parking for a number of vehicles. There is mature hedging to the boundary and a wide area of lawn. The double garage is integral to the house.

There is a terrace to the immediate rear of the house providing the perfect spot for outdoor entertaining.

The south facing gardens to the rear are lovely, with the lawn gently falling away from the house with a number of planted beds with mature trees and shrubs. The gardens back onto fields providing a lovely rural outlook.

Services

Gas central heating, mains drainage, mains electricity.

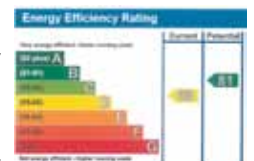
Directions

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 onto Woodchurch Road. Oakdean will be found on your right.

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

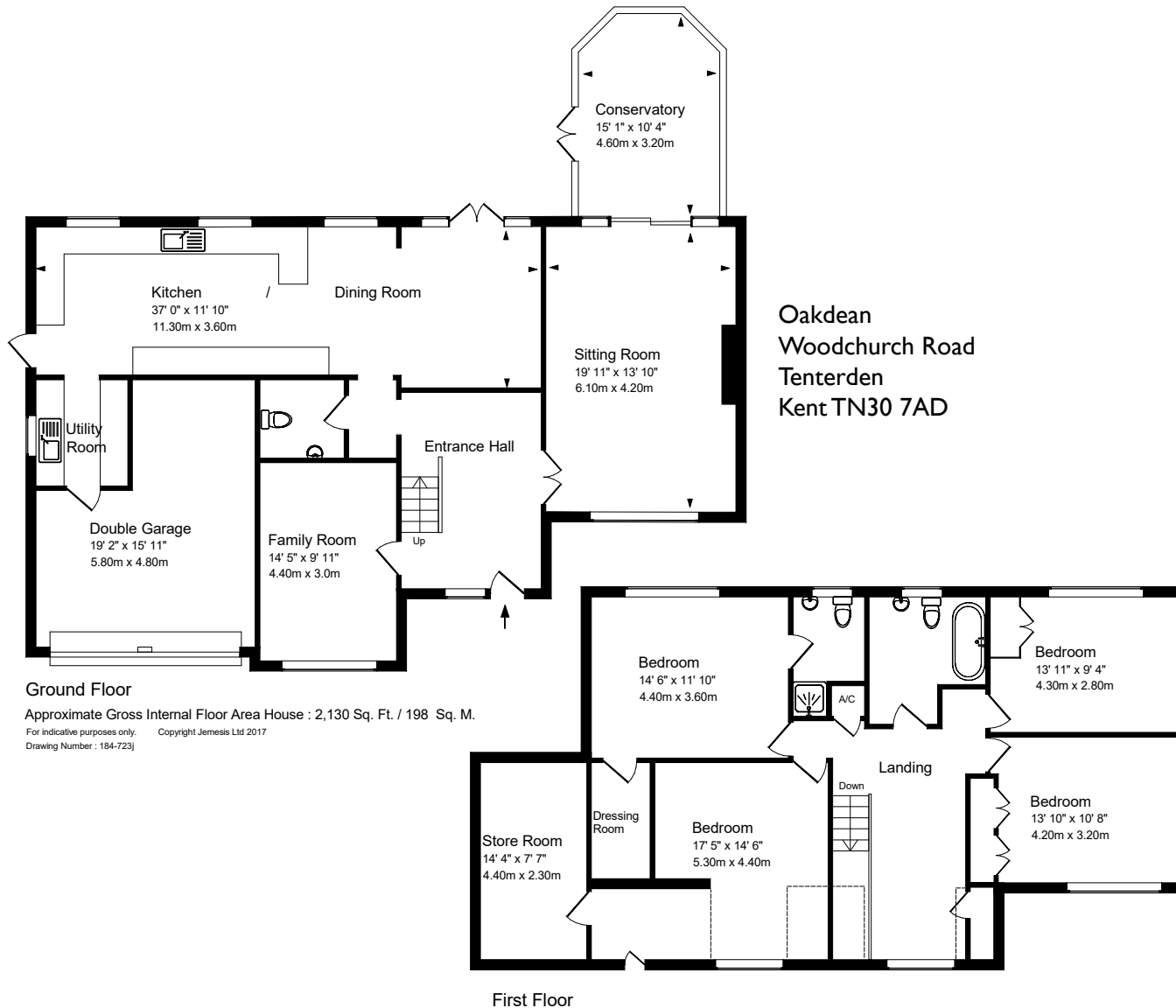
Energy Efficiency Rating

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



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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Ashford TN24 0HB
01233 506260

Tenterden Office
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Tenterden TN30 6QX
01580 766766

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