

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a prominent location set back from the tree lined High Street of the market town of Tenterden, providing a comprehensive range of amenities including traditional and specialist independent shops and national outlets, Waitrose and Tesco supermarkets, professional services including a bank, building society, accountants, solicitors and doctors' surgery, together with schools for all ages, restaurants and period buildings. Tenterden has a modern leisure centre and two golf courses. Mainline railway services to London Charing Cross are available from Headcorn (9 miles), whilst Ashford International (13 miles) provides high speed links to London, St Pancras (37 minutes) and the Continent via Eurostar. The M20 link at Ashford provides access to the M25 motorway network.

A recently renovated late eighteenth century Grade II Listed timber-framed period house faced with alternate bands of plain and curved tiles set with bespoke wooden high performance, double glazed sash-windows to the front elevation beneath a hipped tiled roof with bracket eaves cornice. The well-presented accommodation, which has good ceiling heights throughout, is arranged over three levels, as shown on the floor plan. To the rear the property offers a courtyard garden and a private parking space with an electric vehicle charging point.

A panelled front door with a fanlight opens to a hall with the original staircase to the upper floors.

The double aspect open plan kitchen and dining/day room has a large front bay window, wooden flooring and a kitchen area fitted with a range of high gloss cabinets comprising handleless cupboards and drawers beneath woodblock work surfaces, matching wall mounted cupboards, an inset stainless steel sink/drain unit, an inset hob with stainless steel filter hood above and built in oven below, an integrated fridge/freezer, dishwasher and a door to the rear garden.

Adjacent to the kitchen is a cloak/utility room with a close coupled w.c, wash basin with vanity cupboard, washing machine, deep storage recess and a hatch to the cellar where the gas meter is situated.

On the first floor, there is a landing with a staircase to the second floor. The sitting room has a casement window to the rear. Bedroom 2 has a sash window to the front elevation overlooking the High Street.

The bath/shower room has contemporary white fittings comprising a close coupled w.c, pedestal wash-hand basin, panelled bath with fixed shower above, fitted screen and part tiled walls.

On the second floor there is a landing with a hatch and retractable ladder to the roof space. The principal bedroom has a wide sash window to the front elevation overlooking the High Street and an **en-suite shower room** fitted with a modern white suite comprising close coupled w.c, pedestal wash-hand basin, large shower enclosure and part tiled walls. Bedroom 3 has a window to the rear providing distant rural views.

Outside: Immediately to the rear of the property is an enclosed fully paved courtyard garden with gated access to the rear leading to the adjoining off road parking space for one car, accessed via Caxton Close, with an electric vehicle charging point.

Local Authority: Ashford Borough Council. Council Tax Band E
Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: EE, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £575,000 Freehold

4a West Cross, Tenterden, Kent TN30 6JL



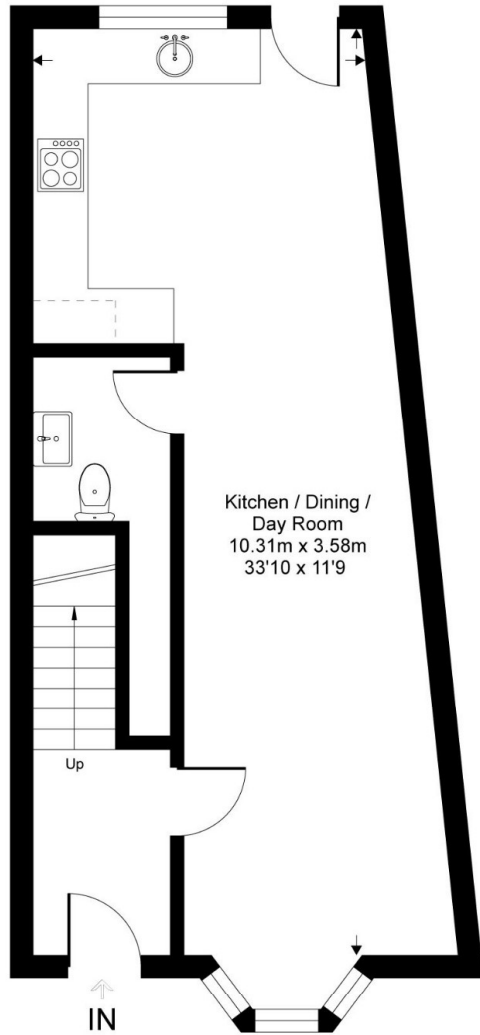
A recently renovated Grade II Listed period house affording versatile, well-presented accommodation over three floors, situated in a prime location set back from the picturesque tree lined High Street with an enclosed garden to the rear and private parking space with EV charging point.

- Hall • Open plan kitchen and dining/day room • Cloak/utility room • Cellar • Landing • Sitting room
- Three double bedrooms • Two bathrooms (one en suite) • Gas central heating • EPC rating B
- Courtyard garden • Parking space with electric charger

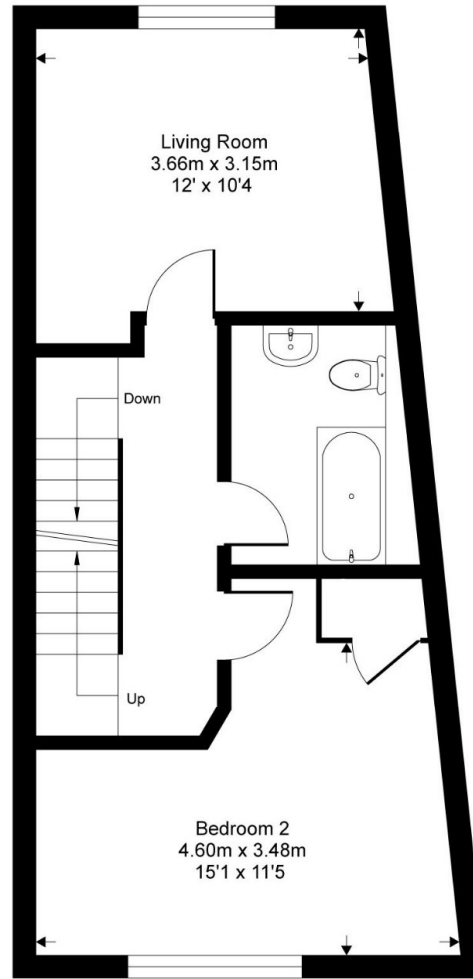


West Cross

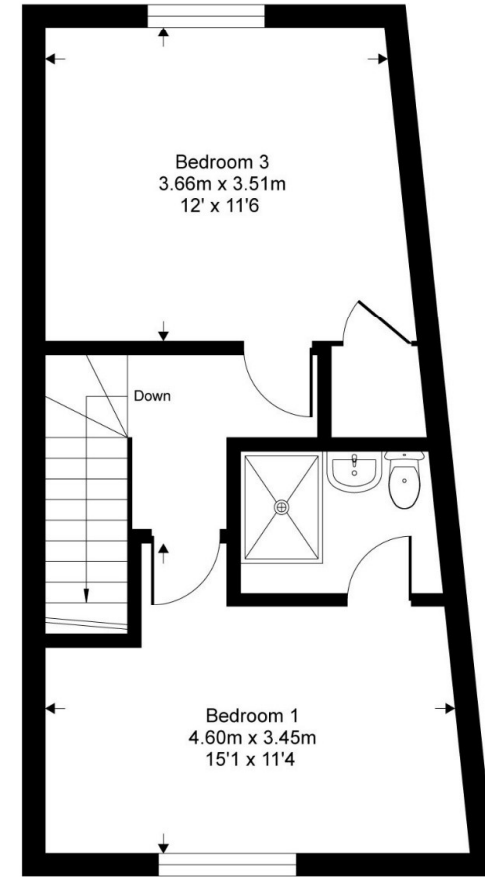
Approximate Gross Internal Area = 126.2 sq m / 1359 sq ft



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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