



Woodcote,  
Woodchurch Road,  
Tenterden, Kent TN30 7AD

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Guide Price £995,000 to £1,100,000**

**"Woodcote" presents a rare and exciting opportunity to acquire a unique, modern, Scandi style 4 bedroom / 3 bathroom home with a wonderful garden, in a tucked away position on one of Tenterden's most sought after roads, just a few minutes walk from the centre of town and its many amenities.**

**Built approximately 10 years ago, this most attractive house, which extends to 2,400 square feet (including garage) has, as with many Scandi style homes, been designed to maximise the sense of space and light available both inside and out.**

**The generous living areas punctuated with large amounts of glazing, lofty ceilings, the high-end fittings and timeless simplicity of materials used, the bespoke architecture including a decked terrace and covered balcony, and the beautiful gardens provide the perfect backdrop for the way people want to live today.**

**In addition, there is plentiful off-street parking and a large integral double garage which, if desired, offers scope for flexibility of use and the potential for dual occupancy, subject of course to the necessary permissions. The plot, which has been beautifully landscaped, extends about an half an acre.**

**Impressive detached modern Scandi style property  
Architect designed 4 bedroom / 3 bathroom accommodation  
Built approximately ten years ago to exacting standards  
Just over 2,400 sq ft of generous accommodation (inclusive of garage)  
Set well back and fully screened with plentiful off-road parking  
Stunning contemporary kitchen / dining / family room  
Integral double garage with scope for conversion (stpp)  
Circa 0.5 of an acre plot (tbc) with landscaped gardens to front and rear  
Wide choice of good local schools including Grammars  
Mainline stations at Headcorn and high-speed link at Ashford**

**SITUATION:** "Woodcote" is situated in a prime location just a few minutes walk from the picturesque High Street which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. For education, there is a wide range of excellent state / independent schools in the area including well regarded primary, junior and secondary schools in the town, all within walking distance. It also comes within the catchment for the Ashford Grammar schools. For travel to London, Headcorn Station offers services taking about an hour and Ashford International has the high speed service to St Pancras (about 37 minutes).

[www.warnergray.co.uk](http://www.warnergray.co.uk)

email: [info@warnergray.co.uk](mailto:info@warnergray.co.uk) Tel 01580 766044

**Warner Gray**



The front door opens into a long **ENTRANCE HALLWAY** 24'1 x 7'6 that gives access to all the rooms on the ground floor and the garage. Room for freestanding furniture. Stairs to first floor. NB: There is underfloor heating throughout the ground floor.

**KITCHEN / DINING / FAMILY ROOM** 24'6 x 15'2. This stunning room, with its high spec fitted kitchen at one end, dining / family space at the other and bi-fold doors in the middle opening onto the beautiful south facing decked terrace overlooking the natural pond, is truly the heart of this home and provides the perfect backdrop for large, relaxed gatherings of family and friends.

The kitchen has a range of wall and base units with granite worktops and inset one and a half bowl sink. Range oven with extractor above. Integrated dishwasher, microwave, larder fridge and freezer. A granite topped island unit with storage below provides a natural divider between the kitchen and living space, which itself is spacious enough to take soft seating and a large dining table.

**STUDY** 7'6 x 6'8. This room makes a perfect home office or study. Fitted desk and storage included.

**SITTING ROOM** 24'6 x 13'7. This spacious, bright room has a modern, but homely feel, and with its French doors onto the rear garden and contemporary gas fire, it is the perfect place to relax during both the summer and winter months.

**CLOAKROOM** A generous under room comprising concealed cistern WC and wash basin.

**UTILITY ROOM** 9'7 x 6'1. This useful room, which also gives access to the rear garden, is the perfect place for cloaks, boots, dirty dogs and children! Worktop with sink and drainer. Space for washing machine and dryer.

A door from the hallway leads into the **DOUBLE GARAGE** 19'1 x 16'11, which is every car enthusiasts dream. Two electric roller doors to the front give access from the drive and an external door to the rear gives access to the garden. The boiler, hot water heater and underfloor heating controls are located in this area. NB: Due to its position and construction, the garage has potential for additional living accommodation (stpp).

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** from which all the bedrooms and family bathroom can be accessed. Built-in cupboard. Access to loft which is part boarded. NB: There is some restricted head height to this floor.

**PRINCIPAL BEDROOM** 19'8 x 13'8. This spacious, airy, sunny double bedroom, with its Scandi style covered balcony and modern ensuite shower room, is somewhere to chill and relax at both ends of the day.

**EN-SUITE** Glass screened shower cubicle, wash basin and concealed cistern w.c set in unit with built-in storage, and heated towel rail. Velux window.

**BEDROOM 2** 20'9 x 14'4. This spacious double bedroom, currently set up as a twin room for guests, has a south facing window to the front which brings in lots of natural light. It also benefits from a large built-in wardrobe and modern en-suite shower room. **EN-SUITE** comprises shower cubicle, pedestal wash basin, WC and heated towel rail. Velux window.

**BEDROOM 3** 10'4 x 9'7. Double bedroom with window overlooking rear garden.

**BEDROOM 4** 10'4 x 9'6. A light, bright bedroom with window to the rear overlooking the garden and Velux window in roof.

**BATHROOM** A modern suite comprising double ended bath with mixer tap, built-in storage unit with inset WC and wash basin, shower cubicle and heated towel rail.

**OUTSIDE** The house is set well back in the middle of its circa 0.5 acre plot, completely screened from sight by mature hedging and trees. A gated driveway leads you to good amounts of off-street parking in front of the double garage.

To the front of the house is a decked south facing patio overlooking the large natural pond which is full of beautiful yellow irises and bull rushes. It makes an idyllic spot to sit and have breakfast, coffee and lunch and enjoy the sun. For those very hot days, there is a remote-controlled German engineered canopy to keep you cool. Gates at either side of the property lead you through to a terraced rear garden which is laid mainly to lawn with mature trees. Further patios provide different places to entertain or to simply sit and enjoy the garden

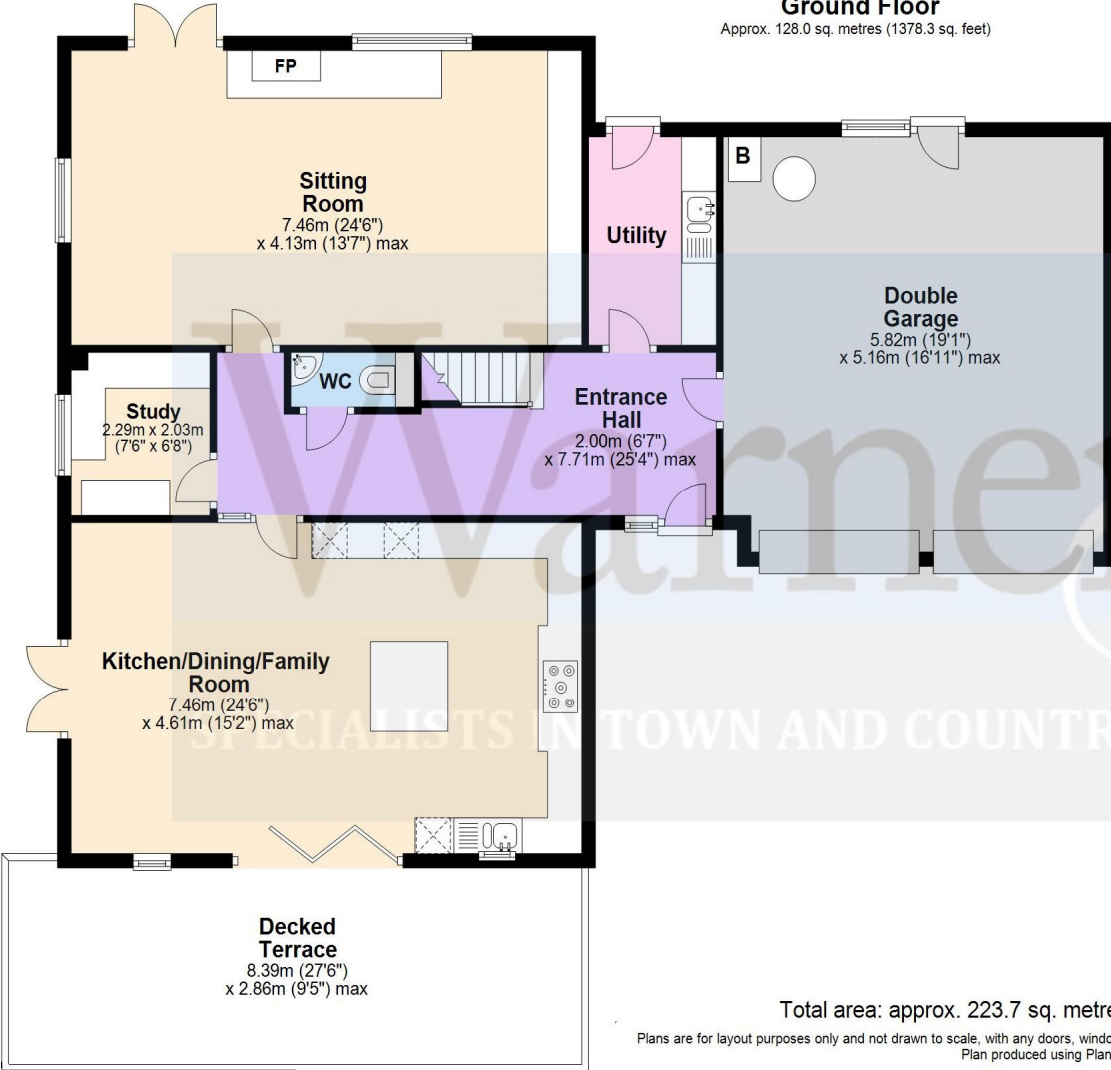
**SERVICES:** Mains water, electricity, gas and drainage. EPC: C. Local Authority: Ashford Borough Council.

**LOCATION FINDER:** what3words: ///dined.slippers.handyman



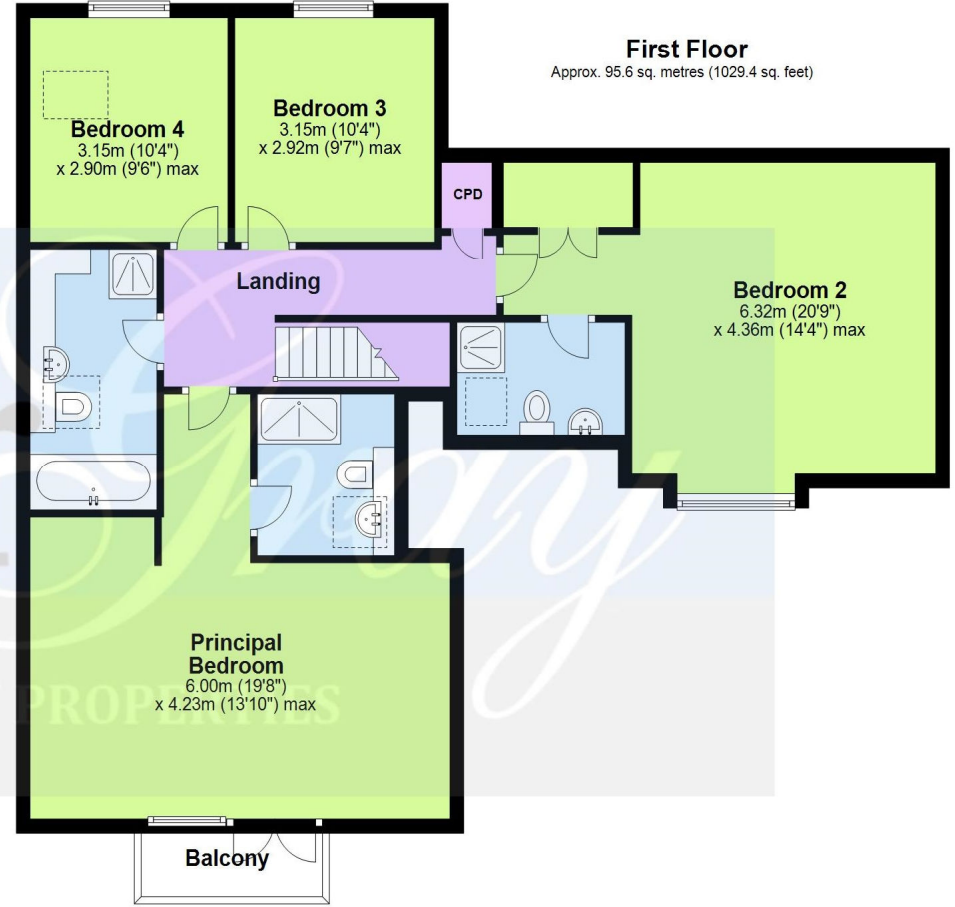
### Ground Floor

Approx. 128.0 sq. metres (1378.3 sq. feet)



### First Floor

Approx. 95.6 sq. metres (1029.4 sq. feet)



Total area: approx. 223.7 sq. metres (2407.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



