



**The Armoury,
East Cross, Tenterden, Kent TN30 6AD**

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Offers in excess of £850,000**

Located in the heart of Tenterden, just a few steps from the picturesque and thriving high street, is this most beautiful 5 double bedroom / 3 bathroom Grade II Listed attached Georgian town house which comes with the benefit of a very private landscaped courtyard garden and single garage to the rear.

On entering, you know immediately that you are in a very special home. Not only are you struck by the easy elegance and stunning period features, but by the generous proportions and surprising number of rooms, which are arranged over three floors.

Not only this, but a great deal of love and attention has been given to both the special and interior design by the current vendor, resulting in a house where there is a wonderful blend of modern living and period charm which would suit any number of different buyers.

This unique property is ideal for anyone wishing to live within walking of all the local amenities that Tenterden has to offer and must be viewed to be fully appreciated.

- **Wonderful attached Grade II Listed Georgian townhouse**
 - **Enviably location in the heart of Tenterden**
 - **Elegant, stylish interiors throughout**
 - **Deceptively spacious with 5 double beds / 3 baths**
 - **Accommodation of just under 2,500 square feet**
 - **Pretty landscaped gardens to front and rear**
 - **En-bloc single garage very close by**
 - **Short level walk to all local amenities**
 - **Mainline stations at Ashford and Headcorn**

SITUATION: The Armoury is situated in a prime location just a few steps from the picturesque High Street of Tenterden, 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. Tenterden is also home to the Kent & East Sussex Railway with steam trains running to nearby Bodiam Castle. 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. Headcorn Station offers services taking about an hour and Ashford International has the high-speed service to St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including the Hopper bus service.

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ENTRANCE / DRAWING ROOM 20' 2" x 12' 11 max" The front door opens into this most elegant, spacious room. An open fireplace exudes warmth, making it the perfect place for cosy nights by the fire, and a front square bay with window seat is a lovely place to sit and watch the world go by.

SITTING ROOM 15' 4" x 13' 5 max" This lovely room with its open fireplace, bay window to the front and exposed original floorboards, is currently set up as a sitting room, but would work equally well as a home office or library. A built-in desk to one side of the fireplace makes a useful study area. Sliding doors divide this room from the dining room behind.

DINING ROOM 13' 0" x 11' 3 max" This beautiful double aspect room is perfect for large family gatherings, special occasions or formal entertaining. A door takes you through to an internal lobby which gives access to the utility / cloakroom and kitchen.

LOBBY Space for cloaks, free standing furniture and American style fridge/freezer.

KITCHEN 13' 1" x 8' 1 max " The pretty kitchen has a range of grey shaker style units, both base and wall, with quartz worktops and inset double sink. Two built-in Bosch ovens. AEG induction hob with gas ring and extractor above. Space for dish washer. Stone tiled floor. Window over and door onto courtyard. Door to stairs that lead to cellar.

CELLAR 15' 3" x 10' 1 max " Stairs from the kitchen lead down to the cellar, which makes a useful storage space, especially for wine!

UTILITY / CLOAKROOM A useful utility area with space for a washing machine and dryer. wash basin and w.c.

This long **FIRST FLOOR LANDING** is wonderfully characterful with a dressing area to the main bedroom one end and study/quiet area around the corner to the other. Three sets of staircases lead off the landing.

BEDROOM 1 16' 9" x 13' 1 max " A beautiful, spacious bedroom with window to the front and good amounts of built-in storage.

SHOWER ROOM A traditional style modern shower room serving bedroom 1. Comprises: walk-in shower; wash basin; bidet and w.c.

BEDROOM 2 11' 6" x 10' 3 max" Light, bright double bedroom with much character and feature fireplace. Window to front.

CLOAKROOM Comprises w.c and wash basin.

FAMILY BATHROOM A modern traditional style bathroom comprising: bath with shower over; Edwardian style wash basin and low level w.c. Chrome heated towel rail. Built- in cupboard. Understairs cupboard.

SECOND FLOOR LANDING Gives access to bedrooms 3 and 4 and the shower room that serves these two bedrooms.

BEDROOM 3 13' 11" x 9' 5 max" A good size double bedroom with window to the front and feature fireplace.

BEDROOM 4 14' 4" x 11' 2 max. Currently set up as a twin bedroom. NB: Some restricted head height to this room.

SHOWER ROOM Comprises: shower cubicle; high level cistern w.c; wash basin and heated towel rail.

BEDROOM 5 13' 3" x 9' 5 max" This pretty double bedroom is accessed via a staircase that leads from a lobby at the back of the first floor landing.

OUTSIDE To the front is a pretty garden, bounded by a white picket fence. A brick path leads through it to the front door. To the right-hand side is a path which leads to a side gate that takes you into the very private and deceptively spacious courtyard at the back of the house, which has been beautifully landscaped. A further gate at the back of the courtyard leads out to the single en-bloc garage. NB: We understand that the path that runs between The Armoury and Yew Tree House is owned by this property. Residents of Flats 1 and 2 Yew Tree House have a right of pedestrian access over it at all times. The lane and forecourt which gives vehicular access to the garage is owned by an adjacent property, but residents of The Armoury have a right of access over it at all times.

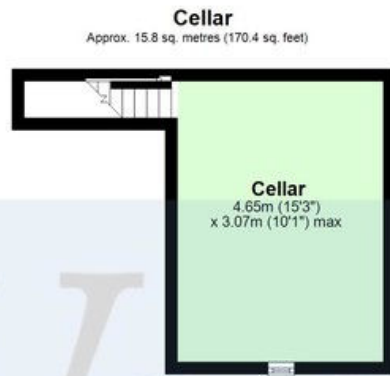
AGENTS NOTE We understand that there is a small flying freehold over the attached property.

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

DIRECTIONS This property is next door to the Warner Gray office in Tenterden.



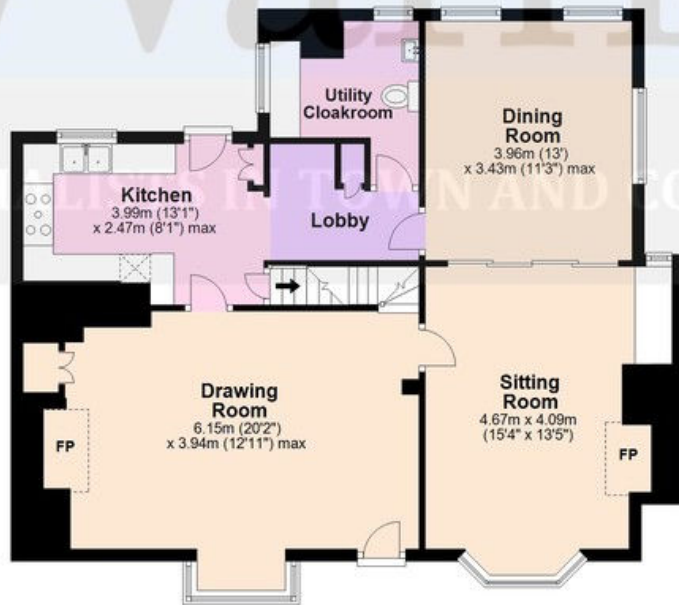
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Second Floor
Approx. 48.4 sq. metres (520.8 sq. feet)



Ground Floor
Approx. 80.7 sq. metres (869.0 sq. feet)



First Floor
Approx. 79.1 sq. metres (851.4 sq. feet)



Total area: approx. 224.1 sq. metres (2411.7 sq. feet)

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

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