



Mulberry, Beechwood Drive,
St Michaels, Tenterden, Kent TN30 6FP

**Mulberry (plot 2) Beechwood Drive,
St Michaels, Tenterden, Kent TN30 6FP
Offers in excess £1,225,000**

**This smart gated development backs onto an 18-hole golf course and spa.
Built by Coldrum Homes quality providers of outstanding houses**

**"Mulberry" forms part of an exclusive development of four 5 bedroom
/ 3 bathroom detached homes, finished to a high specification and offering
circa 3,700 square feet of accommodation in an unrivalled location
overlooking a parkland golf course and ancient woodland,
close to the centre of Tenterden.**

**Set on a generous plot with stunning far-reaching views, this beautiful new
home, with its white weatherboarded exterior, has the feel of a luxury,
contemporary Kentish farmhouse. Inside, the spacious, light accommodation,
which has been designed with modern living in mind, takes full advantage of
its quite exceptional location, with all the principal rooms overlooking the
golf course and ancient woodland beyond. The flexible layout, good size
garden and very private, secure position mean that this house would suit any
number of different buyers, including families, those looking for dual
occupancy, golf / health enthusiasts and those who regularly "lock up and
leave" for periods of time throughout the year.**

**The development is approached through electronically operated security
gates where a shared driveway leads to all four homes. A sizeable driveway
at the front of the house provides ample parking and there is also a detached
double garage with EV charging Pod Point.**

SITUATION: "Mulberry" enjoys a tucked away but convenient location just a short distance from the bustling centre of St Michael's, which has a range of local amenities including a post office, convenience stores, hardware shop, garage, hairdressers, take away, renowned farm shop and nursery, primary and secondary schools. The London Beach Country Hotel, which boasts a 120 acre picturesque parkland golf course, health spa with gym, fitness area and indoor swimming pool for private members, is just a short walk away and Tenterden High Street, which offers a comprehensive range of shops, both independent and national, as well as further leisure and health facilities, is just 1 mile distant. A variety of educational opportunities exist close by in both the public and private sectors, and this property is also within the catchment for the well regarded Ashford Grammar Schools (Norton Knatchbull and Highworth). Headcorn mainline station offers services to London taking about an hour and Ashford has the High-speed rail link to London St Pancras (a journey time of approximately 37 minutes).

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Warner Gray



- Luxury 5 bedroom / 3 bathroom new build executive home
- Tucked away, private location on small gated development
- Spectacular views over ancient woodland and golf course
- Just over 3,700 sqft versatile accommodation in total (inc garage)
- Built to a high quality /10 year new build Warranty in place
- Large enclosed manageable garden to the rear & front
- Driveway providing ample parking / Double garage
- Walking distance of St Michaels centre / Tenterden 1 mile
- Wide choice of good local schools including Ashford

The front door, with full height windows either side, opens into a large **ENTRANCE HALL** which forms the focal point from which all the other reception rooms flow. A light coloured engineered oak floor gives a welcoming feel while keeping the space bright and airy. Oak staircase to first floor with built-in cupboard below. Room for free-standing furniture. NB: Underfloor heating throughout ground floor.

CLOAKROOM Comprises concealed cistern WC and wash hand basin with mixer tap and storage under.

KITCHEN / FAMILY ROOM 36'7 x 14'11. This impressive room with its contemporary kitchen, spacious open plan family area with bi-fold doors opening onto the garden and spectacular views, is most definitely the hub of this home.

There are a range of modern units, drawers, cupboards and bespoke island with quartz worktops. Two inset sinks with Quooker mixer tap. High quality Siemens appliances including: two built-in eye level multifunction ovens, integrated dishwasher, larder fridge and freezer, and wine cooler. Bora downward extracting induction hob. Tiled floor. Door from kitchen to utility.

UTILITY ROOM 7'4 x 7'4. A useful area with one bowl sink, contemporary units to match kitchen, and quartz worktop. Stacked Siemens washing machine and tumble dryer. Large built-in storage cupboard. Door to outside.

SITTING ROOM 19'7 x 16'9. This spacious, double aspect room with its bi-folding doors opening onto the patio and giving views over the garden, woodland and golf course beyond, is somewhere to sit and properly relax. A fireplace with wood burner makes a cosy focal point for those colder days and evenings.

DINING ROOM 19'8 x 19'1. A useful additional reception room that could serve as a formal dining room, cinema room, playroom, teenage den, or possibly as a downstairs bedroom. NB: Due to the position of the cloakroom next door, it would be possible to add an en-suite to this room if required, subject of course to any necessary permissions. Engineered oak floor.

STUDY 10'3 x 7'4. useful study with engineered oak floor and window giving views towards the front door.

From the ground floor, an oak staircase leads you up to a very spacious, part **GALLERIED LANDING** Large built-in cupboard housing the hot water cylinder and under floor heating controls. Additional cupboard and loft access. Doors to all bedrooms lead from this landing.

The spacious **PRINCIPAL BEDROOM** 18'11 x 16'9, with its Juliet Balcony giving fabulous views over the golf course and ancient woodland, has a bright and airy feel. A screened dressing area has space for extensive built-in storage. The **EN-SUITE BATHROOM** which, with its free-standing bath, separate shower, double basins and quality sanitary ware, has the feel of a luxury hotel suite.

BEDROOM 2 19'8 x 16'9. This generous bedroom benefits from its own high quality **EN-SUITE SHOWER ROOM**.

BEDROOM 3 14'4 x 12'0. Handily situated beside the main family bathroom is this good size double bedroom with views over the garden and countryside beyond.

BATHROOM Comprises: panelled bath with thermostatic bath/shower mixer; concealed cistern WC; wash basin with storage under; and heated towel rail.

BEDROOM 4 19'10 x 13'6. A good size double bedroom with windows to both ends.

BEDROOM 5 14'0 x 9'6. A good size double bedroom with window to the side overlooking the front of the house.

OUTSIDE. Mulberry is set well back in a very private, tucked away position. The development is approached through a main gated secure access onto a shared driveway which in turn leads to a private driveway to the front of the property, where there is parking for several cars in front of the double garage.



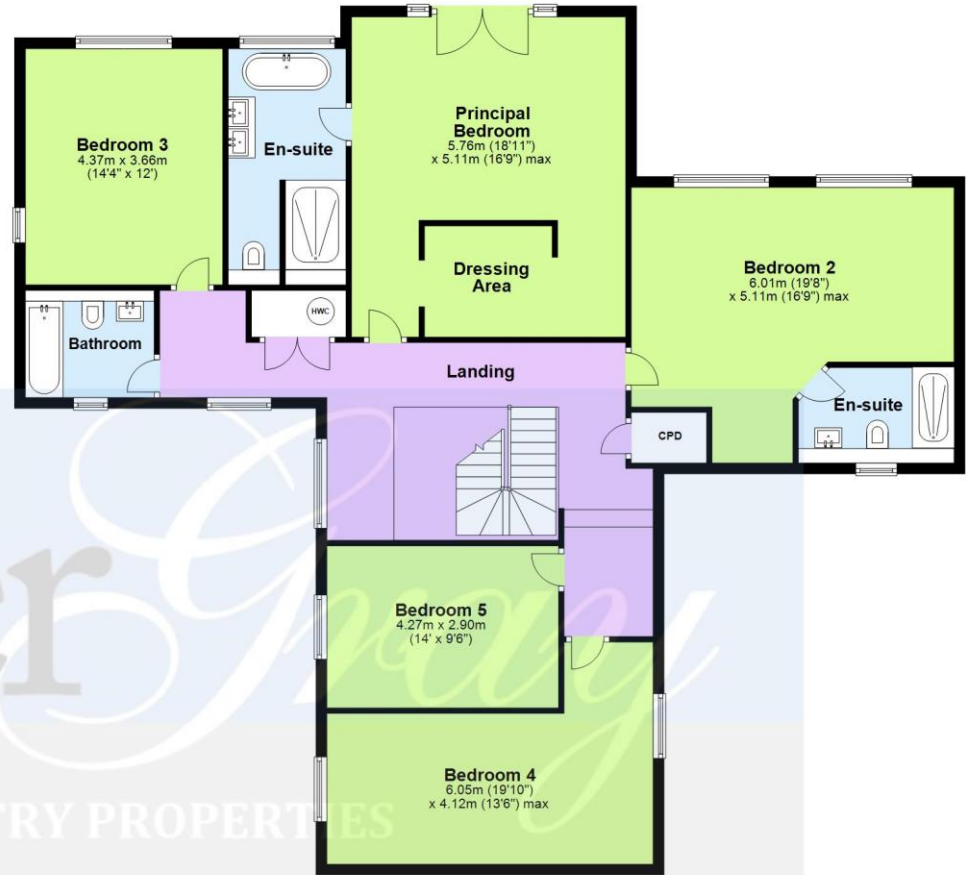
The garage, which is detached, has two electrically operated roller doors, power and lighting, and a charging Point for an electric vehicle. NB: It would be very possible to adapt the garage into a home office or studio space if desired, subject to any necessary permissions.

The garden, which is unusually large for any property this close to town, has amazing views over the golf course and ancient woodland beyond. At present, the garden has been seeded for grass only, but there is huge potential for landscaping and it would certainly accommodate a swimming pool or other outbuildings if desired, subject of course to any necessary consents. A patio at the back of the house is positioned with the views in mind. A gate at the bottom of the garden leads through to the ancient woodland and to the front of the property there is access to the old railway line. NB: We understand that the four properties on the development jointly own and have access to these shared areas, further details of which can be obtained from our office.

SERVICES : Mains: water, electricity and drainage (NB: sewage pumped to mains drains via a pumping station shared by numbers 2, 3 and 4). A++ rated Air Source Heat Pump for heating and hot water. Underfloor heating throughout ground floor and thermostatically controlled radiators to first floor. EPC: Rating B. Fibre optic Broadband (FFTB). Pre-wiring for Cat 6 Cabling. Intruder alarm and CCTV. Local Authority: Ashford Borough Council

LOCATION FINDER what3words: ///salt.mascot.celebrate

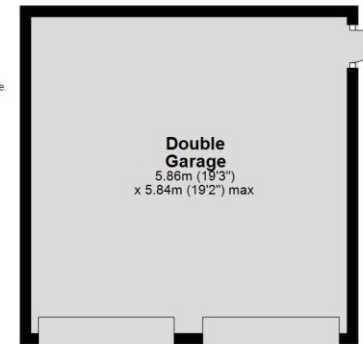
First Floor
Approx. 157.4 sq. metres (1693.9 sq. feet)



Ground Floor
Approx. 154.3 sq. metres (1661.2 sq. feet)



Double Garage
Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 346.0 sq. metres (3724.4 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.



