



40 Henley Meadows,  
St Michaels, Tenterden, Kent TN30 6EN

## 40 Henley Meadows, St Michaels, Tenterden TN30 6EN Offers in excess of £650,000

This attractive 5 bedroom home, located on a large corner plot in a quiet, tucked away position at the end of a cul-de-sac benefits from flexible living space, beautiful garden, plentiful parking, separate home office / store, and from being close to the centres of Tenterden and St Michaels.

The current vendors have cleverly extended and reconfigured this lovely property to create a wonderfully welcoming, flexible home that has a layout ideal for modern family or even dual living. On the ground floor there is a large entrance hall with space for cloaks, boots and bags; a lovely sitting room with Scandi style wood burner that is open to the generous dining space and kitchen; a useful utility; cloakroom; and a bonus additional reception room, currently used as a play room.

To the first floor, there is a modern family bathroom and five bedrooms, the principal of which has an en-suite shower room and ample built-in storage.

To the front of the house is a driveway providing off-street parking for a number of cars in front of what was the detached garage but is now a large storeroom with fully converted home office to the rear, perfect for anyone needing to work from home. This property also benefits from a surprisingly large south facing garden where there is a wonderful surprise around every corner and many places to sit, eat and relax. Due to the generous size of the plot, there would certainly be scope for further extension, subject of course to the necessary permissions, and for a caravan or motorhome to be parked at the side of the house if required

- Spacious, flexible, 5 bedroom / 2 bathroom detached home
- Extended & reconfigured to suit modern family / dual living
- Stylishly presented, generous accommodation throughout
- Large corner plot with potential for extension (stpp)
- Beautiful garden for children, pets, gardeners & nature lovers
- Driveway / EV point / Large store & fully converted Home Office
- Tucked away, quiet, sought-after cul-de-sac location
- Close to centres of Tenterden, St Michael's & many amenities
- Wide choice of good local schools including Grammars
- Mainline station at Headcorn / High Speed Rail Link at Ashford

**SITUATION:** This property is conveniently positioned between the centres of St Michaels and Tenterden, both are within walking distance and can be accessed along the old railway line that runs close to the property, which also gives access to many countryside walks. St Michaels has a range of amenities including a post office and convenience store, hardware shop, hairdressers, take away, hotel with leisure facilities and spa, a renowned farm shop and well regarded primary and secondary schools. Tenterden High Street is only a mile away and offers a more comprehensive range of facilities. A variety of educational opportunities exist close by, and this property is also within the catchment for the 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 (about 37 minutes). St Michaels is served by several bus routes to the surrounding towns and villages.

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**Warner Gray**



**ENTRANCE HALL** 13' 4" x 5' 6" This incredibly useful space is ideal for boots, bags, cloaks and even dogs! Large, fitted door mat. High quality laminate flooring that extends throughout most of ground floor. Feature exposed brick wall. A door from the entrance hall leads into an **INNER HALLWAY** which gives access to most of the other rooms on the ground floor. Turned staircase to first floor with cupboard below.

**CLOAKROOM** comprises a WC and wash basin.

**SITTING ROOM** 15'8 x 15'6. This good size welcoming room, with its Scandi style wood burner and open doorway onto the dining area, is the perfect space for families to relax.

**RECEPTION ROOM / PLAYROOM** 15'9 x 9'4. Part of the new extension, this bonus reception room could be used in different ways. It could even work as a downstairs bedroom if required as the cloakroom is next door. NB: It may be possible to extend the cloakroom into this reception room to make a wet room, subject to the necessary consents.

**KITCHEN / DINING ROOM** 24'8 x 9'10. This impressive open plan room, with its modern kitchen, large dining area and sliding patio doors onto the garden is every family's dream and is most definitely the hub of this home. There are a range of sleek units with laminate worktops and one and a half bowl sink. Gas hob with extractor above and built-in oven below. Space for dishwasher. Breakfast bar.

**UTILITY ROOM** 7' 8" x 6' 2" A useful utility with fitted units to match kitchen. Worktop with sink unit. Built-in larder cupboard. Space for American style fridge / freezer. Boiler. Door to outside.

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** which gives access to the bathroom and all the five bedrooms. Loft hatch.

**BEDROOM 1 & EN-SUITE** 12'6 x 12'2. A spacious double bedroom with ample built-in storage and modern en-suite shower room. Built-in airing cupboard housing hot water cylinder. NB: Measurements exclude storage and en-suite.

**BEDROOM 2** 10'6 x 9'10. Good size double bedroom with built-in storage and window overlooking garden.

**BEDROOM 3** 9' 11" x 9'7. Double bedroom with window to the front.

**BEDROOM 4** 11'10 x 7'5. Pretty bedroom, currently set up as a child's room, with window to the front.

**BEDROOM 5** 8' 9" X 7'4. The smallest of the five bedrooms, this would make a good nursery, child's room or even hobby room or study. NB: It may be possible to open up bedrooms 4 and 5 to make one larger bedroom if desired and subject to the necessary consents.

**FAMILY BATHROOM** Modern bathroom suite consisting of panelled bath with shower over, wash basin with storage under, back to wall WC and heated towel rail.

**OUTSIDE** This property occupies a tucked away, very peaceful position towards the end of a private cul-de-sac on a popular residential development. To the front is a driveway providing off-street parking for a number of cars with electric charging Pod point. The former detached double garage is now a large very useful store at the front and fully converted home office to the rear.

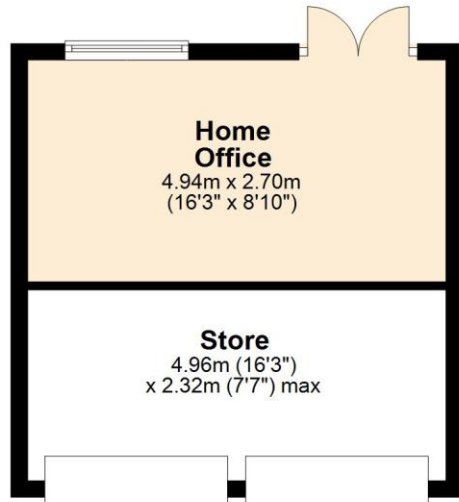
Gates to both sides of the house take you through to a beautiful south facing garden that is divided into different areas, perfect for the enjoyment of children, pets and adults alike. Three different seating areas provide different places to sit and relax at different times of the day, and for the more active and productive, there is even a vegetable garden and chicken coup. In the past, the area occupying the chicken coup has been used to house a caravan and could certainly provide secure parking for this or a motorhome.

**Services** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: F. Location Finder what3words: ///harmony.speedily.direction



### Home Office / Store

Approx. 25.3 sq. metres (272.6 sq. feet)



#### Home Office

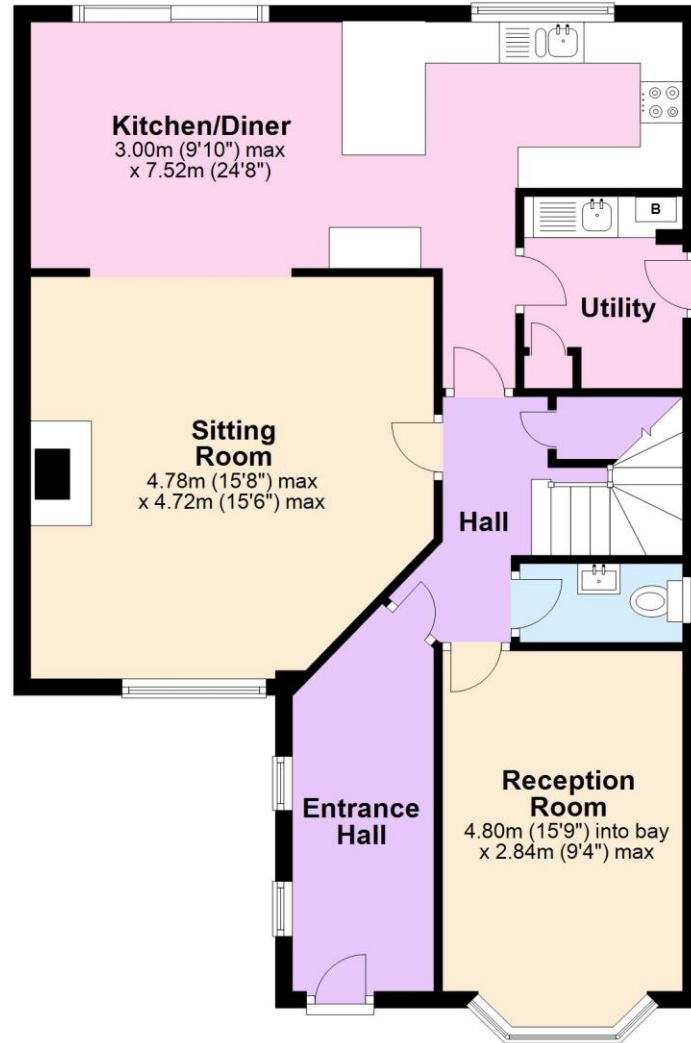
4.94m x 2.70m  
(16'3" x 8'10")

#### Store

4.96m (16'3")  
x 2.32m (7'7") max

### Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



#### Kitchen/Diner

3.00m (9'10") max  
x 7.52m (24'8")

#### Utility

#### Sitting Room

4.78m (15'8") max  
x 4.72m (15'6") max

#### Hall

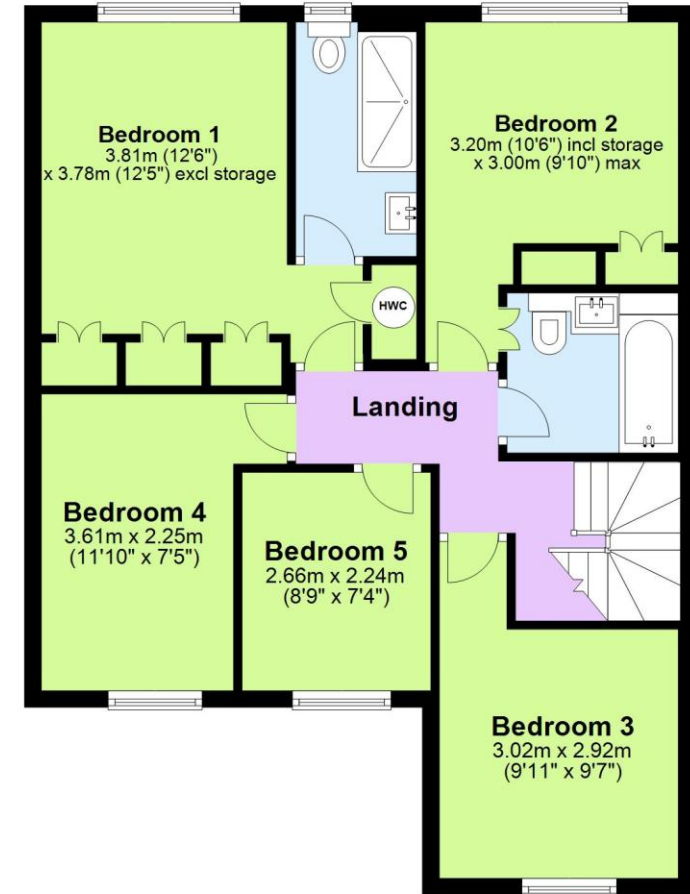
#### Entrance Hall

#### Reception Room

4.80m (15'9") into bay  
x 2.84m (9'4") max

### First Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



#### Bedroom 1

3.81m (12'6")  
x 3.78m (12'5") excl storage

#### Bedroom 2

3.20m (10'6") incl storage  
x 3.00m (9'10") max

#### Landing

#### Bedroom 4

3.61m x 2.25m  
(11'10" x 7'5")

#### Bedroom 5

2.66m x 2.24m  
(8'9" x 7'4")

#### Bedroom 3

3.02m x 2.92m  
(9'11" x 9'7")

Total area: approx. 172.0 sq. metres (1851.0 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.

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