



3 Rother Drive,
Tenterden, Kent TN30 6EZ

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Guide Price £625,000

3 Rother Drive is an attractive, most stylish detached property with 3 double bedrooms, all with en-suites, pretty enclosed garden, integral garage and driveway, enjoying a very convenient location in a private cul-de-sac just a short distance from the centre of Tenterden and all its many amenities

Built approximately three years ago by Redrow Homes as part of the select Appledore Green residential development, this beautiful home, formerly one of the three show homes, would suit any number of different purchasers. Tastefully presented, the generous, light, bright accommodation consists of: a welcoming entrance hall; elegant sitting room; spacious open plan modern kitchen / dining room with patio doors onto the garden beyond; separate utility; cloakroom; integral garage; and three double bedrooms, all of which benefit from contemporary en-suites and good amounts of built-in storage.

Outside, there is a fenced lawned area and parking for three cars to the front, and to the rear, an enclosed, pretty, manageable garden. The fact that this property is in a peaceful, tucked away location close to open countryside and yet is still within walking distance of the town centre and all the facilities on offer, is what makes this location so popular.

- Attractive detached 3 double bedroom / 3 bathroom property
- Built in 2020 by Redrow Homes / Warranty in place
- Former show home / All curtains & light fittings included
- Stylish accommodation, immaculately presented throughout
- Enclosed, pretty, low maintenance garden with patio to rear
- Integral garage / Driveway to front / Parking for 3 cars
- Popular location within walking distance of town centre
- Many lovely countryside walks on doorstep
- Wide choice of good local schools / Catchment for Grammars
- High Speed rail link at Ashford / Mainline station at Headcorn

SITUATION: This lovely property is in a popular location within walking distance of the picturesque High Street of Tenterden, offering a comprehensive range of national shopping names, banks, leisure and health facilities. In addition, there is a very good Farm Shop just a couple of minutes drive away. There is a wide range of excellent state / independent schools 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). This property also has some wonderful countryside walks on the doorstep, ideal for buyers with four legged companions.

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The front door opens into a welcoming **ENTRANCE HALL** where stairs lead to the first floor. Space for cloaks. Built-in cupboard and under stairs cupboard. Doors to sitting room and kitchen / dining room.

SITTING ROOM 15'10 x 10'10. A door from the hall leads to an elegant sitting room, perfect for relaxing in the day or evening. A bay window at the front makes a lovely feature.

KITCHEN / DINING ROOM 21'7 x 12'8. With its high spec kitchen and island that separates the kitchen from the dining area, this lovely room is the perfect place to cook, eat and entertain. French doors and full height windows either side bring in huge amounts of natural light and give views over and access to the patio and garden beyond.

The kitchen has a range of modern base units, drawers and cupboards with quartz worktops. The high-end appliances include an eye-level built-in AEG oven and combi-oven, AEG gas hob with extractor above, integrated dishwasher, wine cooler and fridge / freezer. One and a half bowl stainless steel inset sink unit with mixer tap.

UTILITY ROOM 6'7 x 5'10. A useful utility room that gives access to the cloakroom and garage. Quartz worktop with sink and cupboard. Space for washing machine and dryer.

CLOAKROOM Comprises wash basin, WC and window to rear.

INTEGRAL GARAGE 19'4 x 9'7. Conveniently accessed from the utility room, this additional useful space is currently used as a hobby room, however, it could just as easily be used for garaging, storage or as a playroom, teenage den or office space. Rubber flooring, TV point and electric heating. Shelving by separate negotiation. Electric up and over door to front.

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** from which all the bedrooms are accessed. Useful built-in cupboard with shelving and racking. Additional built-in cupboard housing hot water cylinder. Loft access via a hatch to boarded loft space with ladder and light.

PRINCIPAL BEDROOM 1 & EN-SUITE BATHROOM 15'10 X 10'9. The beautiful bedroom, with its bespoke built-in wardrobes and spacious, contemporary en-suite bathroom, is a tranquil place to sleep and relax. NB: Dimensions are for bedroom only.

BEDROOM 2 AND EN-SUITE 10' 8 X 10'5 A good size double bedroom with mirrored sliding door built-in wardrobe and contemporary en-suite shower room. NB: Dimensions are for bedroom only (excluding built-in storage).

BEDROOM 3 AND EN-SUITE 10' X 9'4. Double bedroom with mirrored sliding door built-in wardrobe and contemporary en-suite shower room. NB: Dimensions are for bedroom only (excluding built-in storage)

OUTSIDE Immediately to the front of the house is a lawned garden area bordered by a low white picket fence. To the front of the integral garage is a driveway where there is parking for up to 2 cars, and an electric pod charging point.

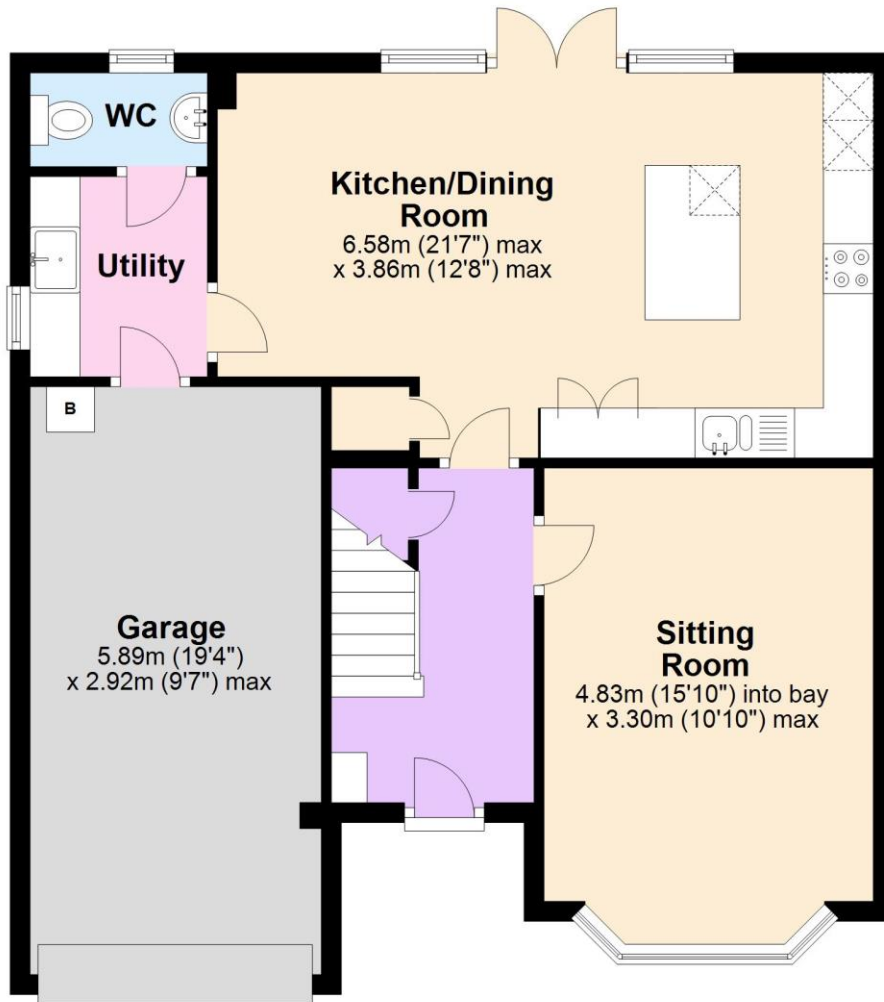
A gate takes you through to the pretty enclosed garden, laid mainly to lawn with ornamental trees and shrubs to the rear. A patio at the back of the house makes an ideal setting for al fresco dining and BBQ's. NB: We understand there is an additional designated parking place (marked number 2) in the private shared driveway to the front of the property as well as visitor parking. Security alarm and two cameras to the front.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: B. Local Authority: Ashford Borough Council. Council Tax Band: F. **Agents Note:** We understand there is an annual charge of approximately £350 for the maintenance of the communal areas - to be confirmed by solicitors. Location Finder: [what3words: //mainland.depths.chin](http://what3words.com)



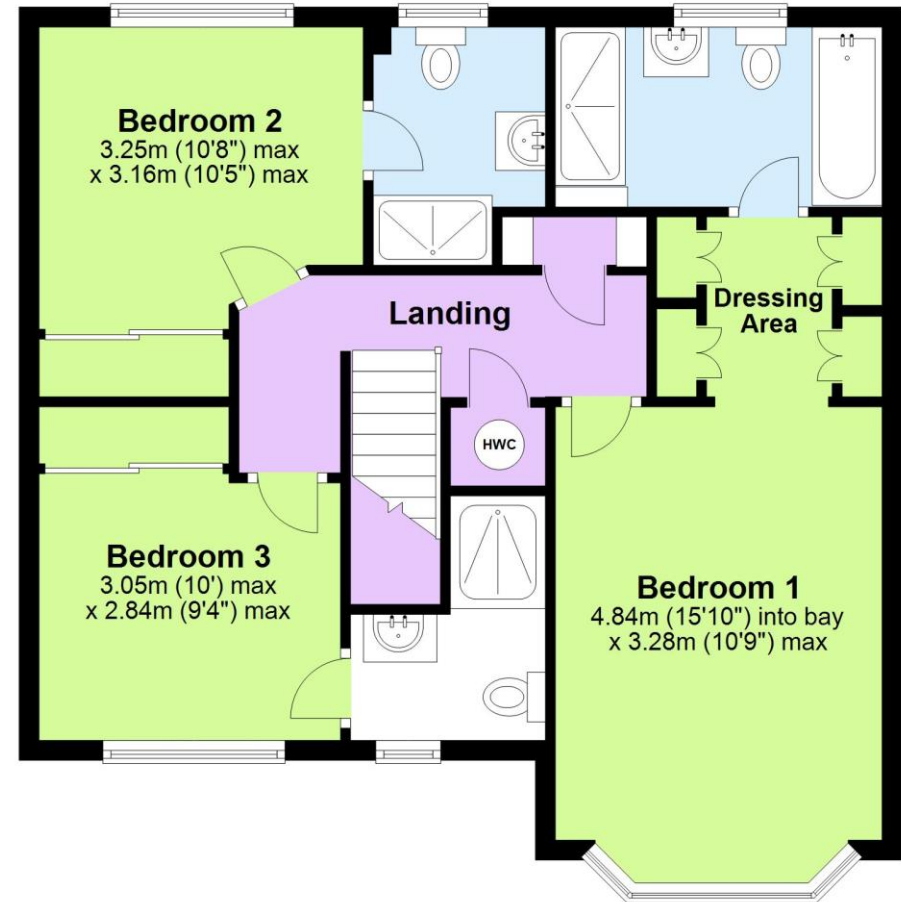
Ground Floor

Approx. 70.5 sq. metres (758.5 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.5 sq. feet)



Total area: approx. 134.9 sq. metres (1452.0 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.



