



Little Foxes
43 Appledore Road, Tenterden, Kent TN30 7AY

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43 Appledore Road, Tenterden, Kent TN30 7AY
Price Guide £550,000 - £600,000**

Detached 3 double bedroom / 2 bathroom chalet-style property with enclosed garden, off-street parking and garage, enjoying a tucked away position, just a short level walk from Tenterden High Street within a small private cul-de-sac. This most attractive property is not only deceptively spacious, but also very practical, with well-proportioned, versatile living space and extensive built-in storage.

Inside, there is a welcoming, homely feel with accommodation consisting of: an inviting double height hallway; modern kitchen / breakfast room; utility; large sitting room with sliding doors onto the garden; separate dining room with French doors onto the garden; a generous principal downstairs bedroom with en-suite; and two double bedrooms to the first floor which are served by a main bathroom and dressing room.

Outside to the rear, the low maintenance, enclosed, courtyard style garden enjoys a good deal of privacy, while to the front, there are two drives providing parking, one of which is in front of the garage. All of the many local amenities in town are within walking distance which is what makes this location so popular.

- Attractive detached three double bedroom chalet style property
- Deceptively spacious with well-proportioned rooms throughout
- Benefits from generous double bedroom /en-suite to ground floor
- Two double bedrooms and main family bathroom to the first floor
- Good size kitchen / breakfast room and separate utility
- Single garage / off road parking on both sides of the house
- Tucked away private cul-de-sac location close to town
- Short level walk of High Steet and all local amenities on offer
- Wide choice of good local schools/ catchment for Grammars

SITUATION: "Little Foxes" is tucked away in a private position within a small, discrete cul-de-sac, just a few minutes' walk from the 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 and a comprehensive range of national shopping names, banks, leisure and health facilities. A variety of educational opportunities exist in the town, all walking distance, and this property also falls within the catchment for the highly regarded Ashford Grammar Schools. Headcorn station (8.9 miles) offers services to London taking about an hour, and Ashford International (12.4 miles) has the high-speed service to London St Pancras

www.warnergray.co.uk

info@warnergray.co.uk 01580 766044

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The accommodation comprises the following with approximate dimensions: **ENTRANCE HALL** 16' 3" x 6' 11". The front door opens into a welcoming double height hall where there is room for cloaks storage and free-standing furniture. Stairs to first floor with good amounts of cupboard storage below.

CLOAKROOM A generous cloakroom with wash basin and w.c.

KITCHEN / BREAKFAST ROOM 17' 7" x 10' 9". The kitchen is fitted with a range of modern cream shaker style units with laminate worktops and one and a half bowl ceramic sink with mixer tap. Built-in electric oven, second oven with grill and microwave. Electric hob with extractor above. Integrated dishwasher. Space for small table and chairs. A breakfast area which is open to the main kitchen is fitted with base and wall units to match and has space for stools. Integrated fridge/freezer. Boiler.

UTILITY ROOM 6' 8" x 4' 11". A very useful space with built-in cupboards to match kitchen, laminate worktop and ceramic sink unit. Space for washing machine, dryer, cloaks and boots. Door to garden.

SITTING ROOM 18' 1" x 14' 4". A spacious, elegant sitting room with sliding patio doors onto the garden and French doors opening into the dining room. A marble fireplace with inset gas fire makes a cosy focal point.

DINING ROOM 12' 7" x 10' 8". Handily positioned next to the sitting room with French doors linking both, this is an ideal space for family dining and entertaining. A further set of French doors links this room with the garden beyond.

BEDROOM 1 16' 10" x 10' 9". A very spacious double aspect ground floor bedroom with built-in wardrobe and en-suite shower room. NB: Measurements for bedroom only.

FIRST FLOOR Stairs from the ground floor lead to a galleried landing which gives access to the two double bedrooms on this floor and the family bathroom. Loft hatch. Large airing cupboard housing hot water cylinder. NB: Some restricted head height to this floor.

BEDROOM 2 14' 5" x 11' 0". This good size double bedroom has a large walk-in wardrobe and fitted storage.

BEDROOM 3 11' 7" x 10' 9". Double bedroom with built-in storage to one wall.

FAMILY BATHROOM / DRESSING ROOM Comprises large glass screened shower cubicle and fitted units with wash basin, WC and bidet with storage below. Heated towel rail. Velux window.

A door from this room leads through to a fitted **DRESSING ROOM** (11' 6" x 9' 4") where there is extensive built-in storage.

OUTSIDE The property is situated in a private cul-de-sac where two separate drives either side of the house provide off-street parking. The single garage is situated at the back of one of these driveways. To the back of the second driveway is a side gate providing access to the enclosed rear garden where there are different places to sit and relax. Mainly paved with a small area of lawn, it would make an ideal garden for those wanting a low maintenance option, although there is plenty of garden there for the more green fingered gardening enthusiast.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: F. what3words: ramps.mimes.bandwagon

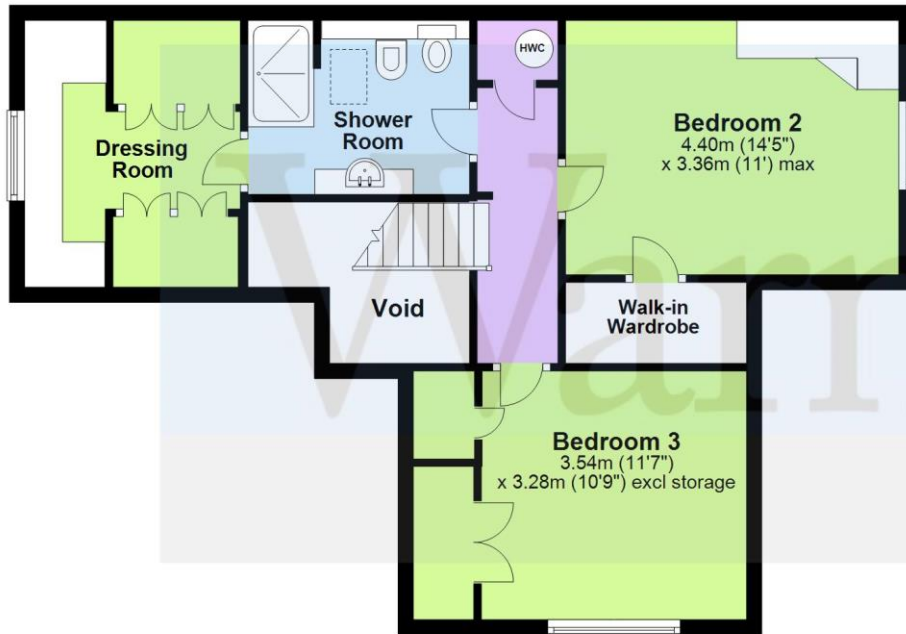


Ground Floor
Approx. 91.4 sq. metres (984.0 sq. feet)



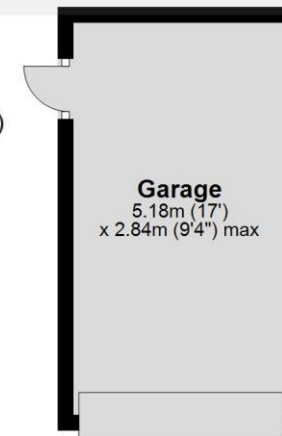
First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Garage

Approx. 14.7 sq. metres (158.0 sq. feet)



Total area: approx. 160.8 sq. metres (1730.4 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.
Plan produced using PlanUp.



