

Warner Gray



22 Westwell Court,
Tenterden, Kent TN30 6

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Guide Price: £775,000

A detached 3 double bedroom / 2 bathroom property with good size garden, attached garage, driveway for several cars, and planning approval for a single storey extension plus loft conversion, which would if desired, create a 4 / 5 double bedroom home with large kitchen and family entertaining space.

Superbly situated in a most sought-after private cul-de-sac location, just a couple of minutes walk from the charming tree-lined High Street, this lovely house sits back behind a landscaped front garden where a surprisingly generous block paved drive provides space for several cars in front of the attached garage. Inside, the beautifully appointed interior and the already generous amount of flexible space on offer, just under 1,800 sq ft in total, means that this property would suit any number of different buyers. There is the additional bonus though of planning permission being in place for a single storey side and rear extension plus loft conversion with solar panels, offering further scope for increasing the living space on offer if desired.

Outside to the rear, the good size enclosed garden offers plenty of room for families, pets and serious gardeners alike. This property also benefits from direct access to the fields behind the town where there are many good walks to enjoy. The picturesque High Street of Tenterden with its many shops and amenities is also just a short walk away, which is what makes this location so popular.

- Attractive detached 3 double bedroom / 2 bathroom property
- Just under 1,800 square feet of accommodation (including garage)
- Planning approval for single storey extension & loft conversion
- Good size gardens to front & rear / Space to sides of house
- Attached garage / Drive providing parking for several cars
- Sought after cul-de-sac location close to tree lined High Street
- Walking distance of all the many local amenities on offer
- Wide choice of good local schools including Grammars
- Mainline station at Headcorn / High Speed Rail Link at Ashford
- Many glorious countryside walks literally on the doorstep

SITUATION: This property is situated just a short walk from the picturesque High Street with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. It is also only a few steps from the fields that surround the town and offer extensive dog friendly walking routes. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the Ashford Grammar Schools (Norton Knatchbull and Highworth). Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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GROUND FLOOR The accommodation comprises the following with approximate dimensions: The front door opens into the **ENTRANCE HALL** which forms the centre of the house. Staircase to first floor. Space for cloaks.

CLOAKROOM Handily situated off the hall with w.c. and basin.

SITTING ROOM 21'6 x 11'9. A door from the hall opens into a light, bright, spacious, double aspect sitting room. Two full height windows at either end of the room bring in lots of natural light and give lovely views over the front and rear gardens. A marble fire surround with inset coal effect gas fire makes a lovely focal point. An internal door and window gives access to and link with the dining room next door.

DINING ROOM 12'2 x 9'7. This lovely room, situated between the sitting room and kitchen, is set up as a family dining room. An external door to the rear gives access onto the patio beyond. Large under stairs cupboard. Door to kitchen.

KITCHEN 12'9 x 8'9. A modern fitted cream shaker style kitchen with a range of base units, drawers and cupboards with granite worktops and inset one and a half bowl sink. Integrated dishwasher, built-in oven and microwave. Electric hob with extractor above. Doors to snug / office and conservatory.

STUDY / SNUG 16'1 x 8'11. Currently set up as a home office cum snug, this generous additional reception room could be used in a number of different ways, including as a play room, teenage den, second sitting room, family room or cinema room.

CONSERVATORY 12'4 x 11'6. This spacious conservatory is a lovely place to sit, relax and enjoy the garden.

The spacious **FIRST FLOOR LANDING** gives access to the three bedrooms and family shower room on this floor. Space for free standing furniture and useful built-in linen cupboard.

BEDROOM 1 & EN-SUITE 21'5 x 9'8. A spacious double bedroom that has a dressing area with fitted, mirrored, sliding door wardrobe to one end and generous, modern EN-SUITE BATHROOM to the other. (measurements are for bedroom only).

BEDROOM 2 13'4 x 11'6. Generous double bedroom with windows to two sides and built-in mirrored wardrobe.

BEDROOM 3 13' 4" x 9'1. Another generous double bedroom with windows to two sides and built-in mirrored wardrobe

SHOWER ROOM Contemporary shower room serving bedrooms 2 and 3 with P-shaped shower and fitted unit with inset basin, storage, and back to wall WC. Heated towel rail.

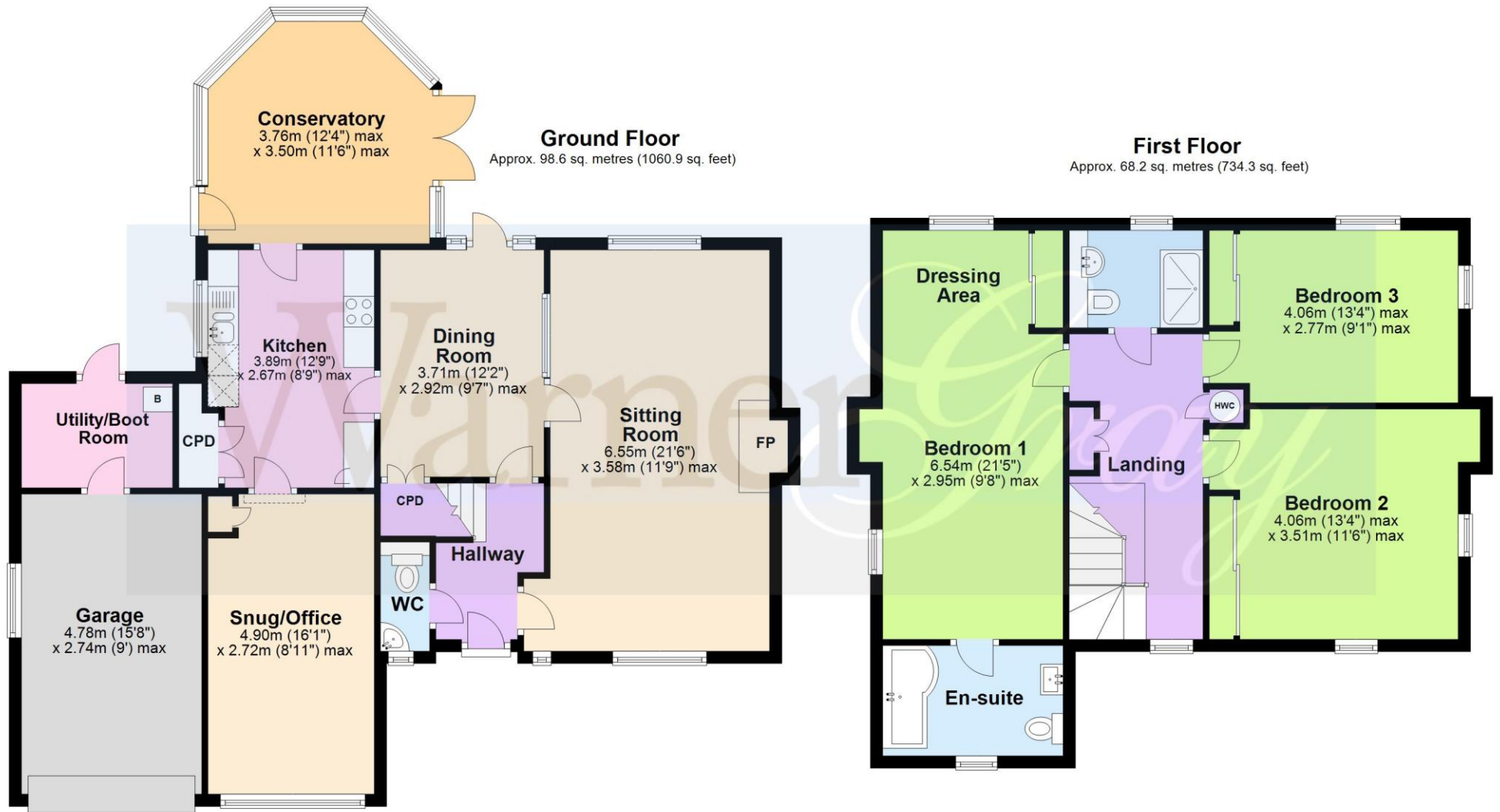
GARAGE & UTILITY / BOOT ROOM (15'8 x 9'0) door to front, window to side and door to useful utility / boot room at back. Power and light. The utility (7'7 x 5'7) has space for storage, white goods and boots. The boiler is situated in this area. NB: The utility is accessed from a patio area at the side of the kitchen.

OUTSIDE The property is approached over a block paved driveway where there is parking in front of the attached garage. Next to this is a landscaped garden area laid mainly to lawn with a path that leads up to the front door. Gates to both sides of the house lead through to a good size, low maintenance, enclosed rear garden with patio that lends itself perfectly to alfresco living and dining. There is a good amount of space to both sides of the house, one of which houses a large timber shed and makes a very useful space for the storage of bins and other garden equipment.

SERVICES Mains electricity, water, gas and drainage. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: F. **PLANNING APPLICATION** Details of the proposal and decision granted for the single storey side and rear extension, loft conversion and solar panels can be found on Ashford Borough Council's website under application number: PA/2023/1408.

LOCATION FINDER what3words: [///spray.nips.cheeses](https://www.what3words.com/spray.nips.cheeses)





Total area: approx. 166.8 sq. metres (1795.2 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.



