



7 St Michaels Terrace,
St Michaels, Tenterden, Kent TN30 6EB

**7 St Michaels Terrace, Grange Road, St Michaels,
Tenterden, Kent TN30 6EB
Offers in excess of £300,000**

An attractive Grade II Listed terraced cottage featuring beautifully appointed three-bedroom accommodation. It boasts a good size well-kept garden at the rear and is conveniently located near schools and shops in a sought-after area.

This property has undergone significant enhancements by the current owners, resulting in a warm and inviting living space, the cosy sitting room and large well-appointed kitchen / breakfast area, along with the light and stylish décor, create a welcoming atmosphere that must be seen to be fully appreciated.

At the rear, the garden offers an ideal space for seating and entertaining, perfect for enjoying summer days and extended evenings. The attractive and well-maintained lawn has been thoughtfully planted, further enhancing the outdoor experience, making it a delightful retreat for relaxation and gatherings.

- Charming Grade II Listed terrace cottage
- Beautifully presented three bedroom accommodation
- Stylish, light décor throughout
- Delightful garden with seating area and well tended lawned garden
- Ideal for entertaining in the summer months
- Walking distance of the shops and schools in St Michaels
- Main line stations at Headcorn and Ashford International
- Miles of rural walks to be found in the surrounding countryside

SITUATION: This property enjoys a convenient and popular setting close to the centre of the thriving community of St Michaels, with its range of local amenities including local convenience stores, hardware shop, garage, hairdressers, post office, take away and well regarded primary and secondary schools. Tenterden High Street is only a short distance away and offers a more comprehensive range of shopping, leisure and health facilities. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service 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



The accommodation comprises the following with approximate dimensions :

Front door opens to the **SITTING ROOM** 11'10 x 11'7 with window to the front and charming fireplace being focal point of the room currently housing a electric stove with flame effect fire ideal for cosy winter evenings. Door to the kitchen breakfast room with stairs to the first floor.

KITCHEN / BREAKFAST ROOM 23'2 x 7'3 maximum measurements. This is a generously sized, well-appointed kitchen/breakfast room featuring a range of worksurfaces, complemented by drawers and cupboards beneath, along with matching wall-mounted units. It includes a built-in gas hob and an electric oven with additional space available for a dishwasher and a freestanding fridge/freezer. Central heating boiler. The sink unit has a drainer and a mixer tap, while a window at the rear allows for natural light to flood in.

A door on the side provides access to the outer Utility Area, offering extra room for additional appliances, further enhancing the functionality of the kitchen which also provides space for a dining table and chairs.

BATHROOM Fitted with a modern white suite comprising panelled bath with mixer tap, low level w.c. and wash hand basin. Window to rear. Built in storage cupboard.

FIRST FLOOR Doors to: **BEDROOM 2** 12'6 x 9'11. A double bedroom with a window overlooking the front garden. Attractive feature fireplace.

BEDROOM 3 11'8 x 9'2. A versatile room with window to the rear garden, currently used as a dressing room. Door to stairs leading up to the

SECOND FLOOR BEDROOM 13'3 x 11'8. A spacious, bright double bedroom with a window to the rear.

OUTSIDE

To the front a pathway with lawned area and flower beds to one side, leads to the front door, while the rear there is gated access to the beautifully designed garden. This outdoor space is perfect for entertaining, featuring a terraced seating area for alfresco dining, complete with a timber cabin / bar (available by separate negotiation). Additionally, the well-maintained lawn features various flowering plants and shrubs, a path leads to a functional metal garden store ideal for tools, mower etc.

PLEASE NOTE There is a right of way across the rear of the cottage.

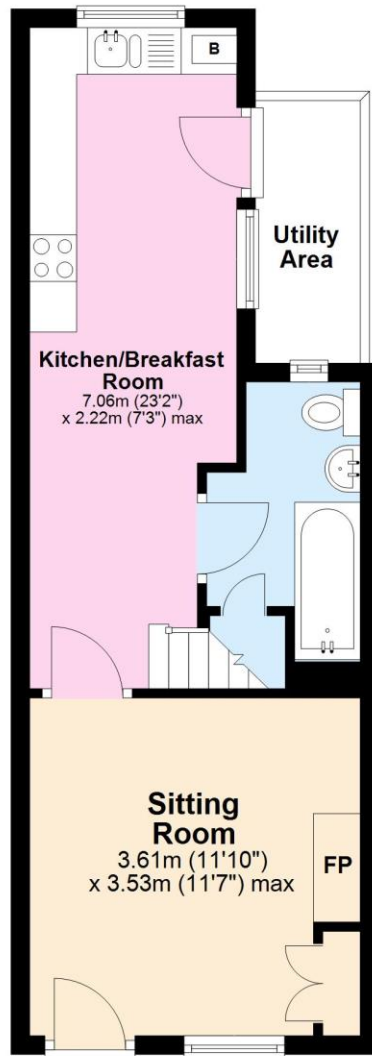
SERVICES Mains water, electricity, gas and drainage.
Local Authority: Ashford Borough Council

VIEWING through WarnerGray 01580 766044



Ground Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



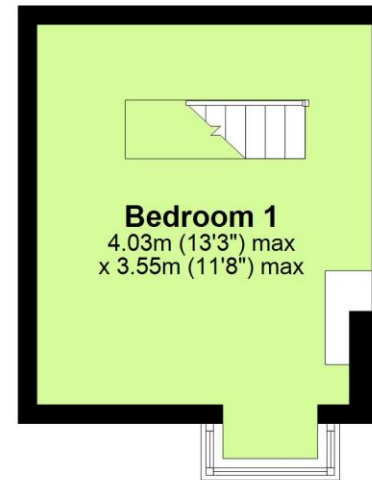
First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



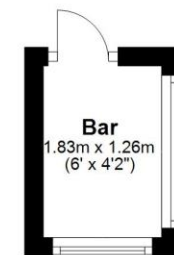
Second Floor

Approx. 14.8 sq. metres (159.7 sq. feet)



Outbuildings

Approx. 7.0 sq. metres (75.2 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)



