



**1 Bramley Grove,
Tenterden, Kent TN30 7FB**

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Offers in excess of £670,000

This beautifully presented four-bedroom detached property is ideally located in a highly desirable area within walking distance of both the vibrant town centre with its excellent range of local facilities and the scenic local countryside with miles of rural walks.

While the home is modern in its construction, built circa 2022, it boasts a charming traditional façade that adds character and appeal. Internally the property continues to impress with sleek, contemporary décor and stunning open plan kitchen / dining room overlooking the garden, further enhanced by high-quality fittings, stylish design and modern conveniences which combine to offer comfortable and elegant family living.

Outside, there is an established front garden with driveway to the side offering off road parking and leading to the detached Garage. The garden is particularly secluded, featuring a useful garden store, a large terrace for outdoor entertaining and good size lawned garden.

- Walking distance of centre of Tenterden & amenities
- High specification finishes with Warranty in place
- Large terrace and delightful garden offering seclusion
- Light, bright, generous accommodation throughout
- Built by Redrow Homes / Exclusive development
- Many wonderful countryside walks on doorstep
- Drive providing parking leading to Detached Garage
- Sought after and most convenient location
- Wide choice of good local schools including Grammars
- Internal viewing highly recommended

SITUATION: Bramley Grove is situated in a most popular location within walking distance of this picturesque High Street which offers a comprehensive range of national shopping names, 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 accommodation comprises the following with approximate dimensions: **GROUND FLOOR** Front door opens into the large, welcoming hallway with stairs to the first floor. Door to

SITTING ROOM 15'1 x 11'10. A stylish sitting room with a contemporary electric 'woodburning' style stove providing a focal point to the room which also features a window overlooking the front garden.

At the heart of the home lies a stunning open-plan **KITCHEN / DINING ROOM** 22'4 x 16'9 maximum, with windows and patio doors flooding the room with natural light and offering direct access to the rear terrace and garden - perfectly designed to enrich both family life and entertaining. The kitchen boasts a stylish range of granite worktops, complemented by a variety of base units, drawers, and wall-mounted cupboards, offering ample storage. The sink unit has drainer and mixer tap, while high-end integrated appliances include a gas hob, double oven, fridge freezer, and dishwasher.

A matching central island / breakfast bar provides additional workspace and a sociable spot for informal dining. There is a large understairs storage cupboard for added convenience. The dining area offers generous space for a table and chairs overlooking the terrace and garden to the rear – ideal for everyday living.

The adjacent **UTILITY ROOM** provides further matching worksurfaces with sink unit, storage cupboards and space for a washing machine and tumble dryer. Central heating boiler. Door to the garden and door to **CLOAKROOM** with low level w.c. wash hand basin and window to side.

Double doors from the kitchen open into the **SNUG** 10'3 x 8'7 which is a cosy versatile room with window to the front.

FIRST FLOOR LANDING From the hallway, stairs lead up to the good size landing with a hatch to loft storage space and built in linen cupboard.

BEDROOM 1 16'10 x 16'2. A light and bright room with two windows to the front and dressing area with built in wardrobe cupboards. Door to **EN-SUITE SHOWER ROOM** with a modern white suite comprising large walk in shower, low level w.c. and wash hand basin. Heated towel rail.

BEDROOM 2 13'4 x 10'2. A double bedroom with window overlooking the rear garden.

BEDROOM 3 12' x 10'2. Window to the front.

BEDROOM 4 11'2 x 9'4. Window overlooking the rear garden.

BATHROOM Fitted with a smart contemporary suite comprising bath with shower and shower screen, low level w.c. wash basin and heated towel rail. Obscure window to the rear.

OUTSIDE To the front of the property is well established hedging framing an attractive, well-maintained garden area offering delightful kerb appeal. A driveway to the side offers off road parking, EV charging point and leads to the **DETACHED GARAGE** 19'5 x 10'2 with power connected and personal door to the rear.

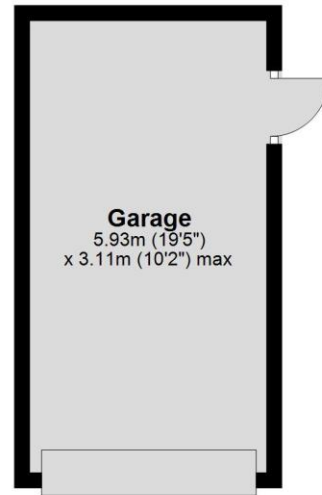
The garden to the rear offers a good deal of privacy and seclusion, mainly laid to lawn with established flower beds and borders, perfect for escaping the hustle and bustle of daily life. There is a useful garden shed and a spacious paved terrace area offers an ideal setting for al fresco dining, summer barbeques or simply relaxing outdoors.

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 - which was approximately £450.00 in 2024 for the maintenance of the communal areas. This year's figure to be confirmed.



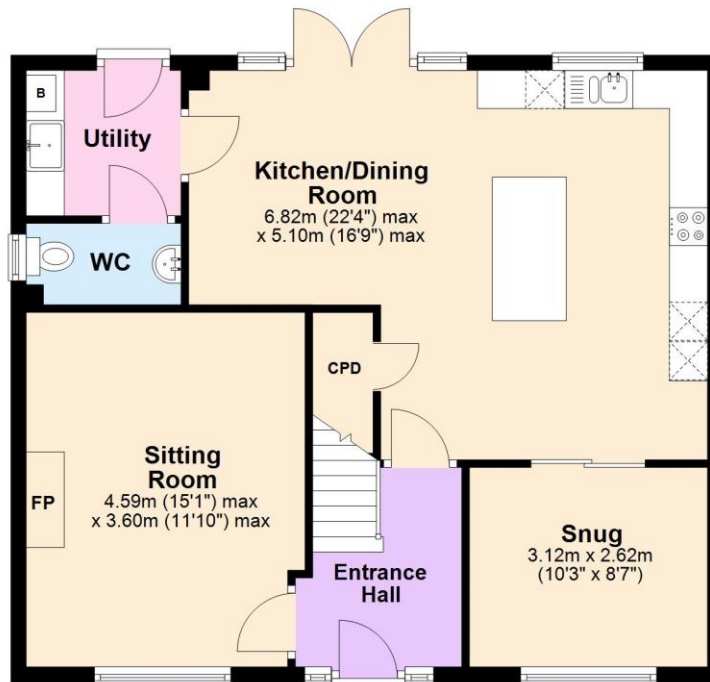
Garage (external dimensions)

Approx. 18.4 sq. metres (198.3 sq. feet)



Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 157.9 sq. metres (1699.5 sq. feet)

First Floor

Approx. 69.8 sq. metres (750.9 sq. feet)

