



19 Smallhythe Road,
Tenterden, Kent TN30 7LH

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Guide Price: £425,000

Ideally positioned just a short walk from the High Street, this charming four-bedroom terraced home enjoys a convenient location within easy access to local shops, schools, and all the amenities of the town centre. Believed to date back to the Victorian era, the property boasts a handsome façade and offers many period features, including decorative fireplaces, exposed floorboards and picture rails.

Having a fascinating and interesting past, this property is thought to have previously served as both a shop and coal merchant's premises before becoming this welcoming family home as it is today. Retaining a variety of characterful elements that reflect its history. Tastefully updated, the property blends original features with contemporary fittings and stylish décor, creating a spacious and comfortable atmosphere with good ceiling heights. Arranged over three floors, the layout offers versatile living accommodation, ideal for families seeking flexible space—whether for additional bedrooms or adaptable living areas.

Outside, a private courtyard garden at the rear provides a perfect setting for seating and alfresco dining. There is also vehicular access to the side, leading to convenient off-road parking behind the cottage.

- Attractive four bedroom Victorian terraced property
- Benefitting from a courtyard garden and off-road parking space
- Only a minutes' walk from Tenterden's historic High Street
- Character features seamlessly blend with modern fixtures and fittings
- Stylish décor enhances the home's spacious and welcoming feel
- Flexible layout to suit a range of family lifestyles
- Walking distance of the town's excellent range of shops
- Many rural walks to be found in the surrounding countryside
- Internal viewing highly recommended to appreciate all on offer

SITUATION: Conveniently located only a minutes' walk from the popular and picturesque High Street of Tenterden, 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. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. The area is well served for transport links. 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). Tenterden is served by several bus routes to the surrounding towns and villages.



The accommodation comprises the following with approximate dimensions: Front door opens into a welcoming **DINING ROOM** 15'3 x 11'2 with window to the front. Picture rail. An attractive open fireplace provides the focal point with stove and display niche to one side. The exposed floorboards add character to the room.

KITCHEN 12' x 10'9. A country style kitchen featuring a range of worksurfaces with decorative tiled splashbacks, drawers and cupboards under and matching wall mounted units. Butler sink unit with drainer and mixer tap. Range style cooker with hob and electric oven set in tiled recess. Space for fridge freezer and dishwasher. Tiled flooring. Window to the rear and door to:

UTILITY ROOM A spacious and practical room with further worktops and space for appliances, sink unit and tiled flooring. Door to rear.

CLOAKROOM Low level w.c. wash hand basin.

FIRST FLOOR LANDING A good size landing with built in airing cupboard with hot water cylinder and shelving. Stairs to the second floor. Doors to:

SITTING ROOM 15'6 x 11'2. A charming light and bright, versatile room with window to the front. Attractive feature fireplace provides an ideal focal point.

BEDROOM 12'2 x 11'2. Window to the front.

BEDROOM 12' x 11' max. Window to rear.

BEDROOM / STUDY 12' x 9'10. A flexible room currently used as a study. Window to the rear.

BATHROOM A good size room with low level w.c. panelled bath, sink and shower cubicle. Window to the rear.

SECOND FLOOR BEDROOM 18'4 x 15'7. This is a surprisingly spacious bedroom with windows to the front and rear. Sloping ceilings add cozy charm, while an

abundance of built-in cupboards and eaves storage provides excellent functionality. A delightful and cleverly designed space that's both stylish and practical. Door to access to the **EN-SUITE BATHROOM** 13'5 x 11'1. A smart contemporary white suite comprising freestanding bath with mixer tap and shower attachment, wash basin and low level w.c. Sloping ceiling. A peaceful retreat to relax at the end of the day.

OUTSIDE To the rear is a courtyard garden providing ample space for table and chairs to sit and ideal space for alfresco dining. There is also vehicle access through a gate to the front leading down one side to parking space to the rear. **Please note** there is a right of way for the neighbouring properties over the side access and part of courtyard.

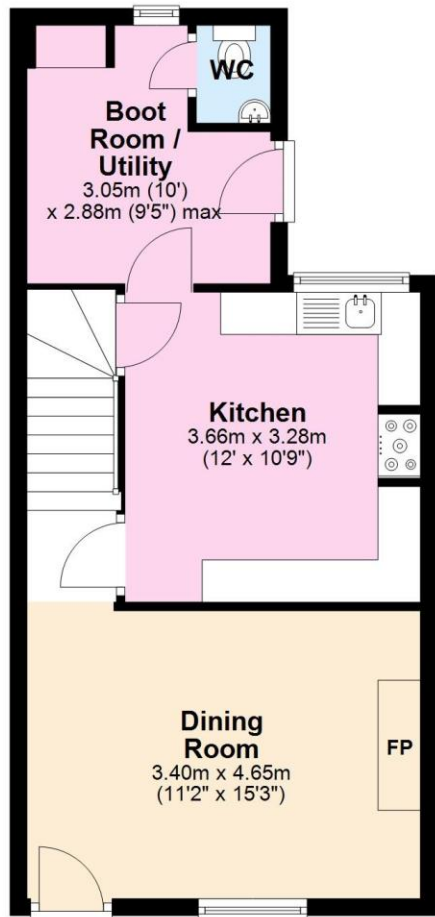
SERVICES Mains water, electricity, gas and drainage. Gas central heating. Local Authority: Ashford Borough Council. EPC Rating

Viewing by appointment through WarnerGray



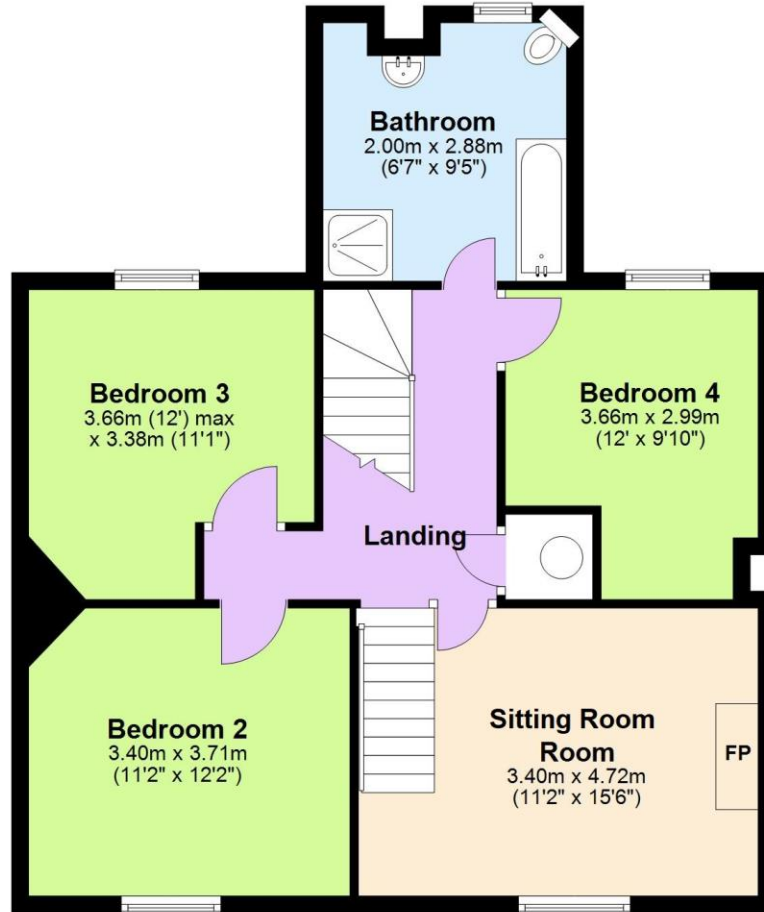
Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



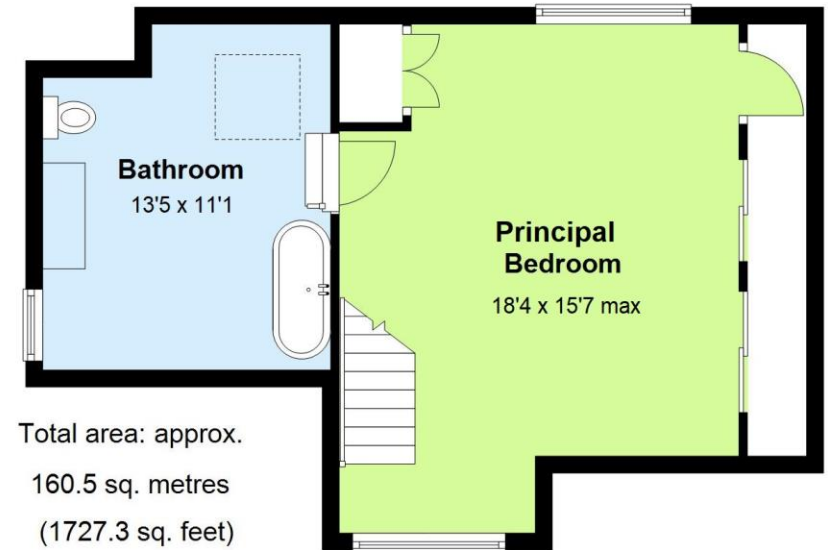
First Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



Second Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



Total area: approx.
160.5 sq. metres
(1727.3 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



