



2 Yew Tree Cottages,  
Grange Road, St Michaels, Tenterden TN30 6DS



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**Guide Price £325,000**

**This charming mid-terrace 2 bedroom cottage with south facing courtyard garden, detached studio and plentiful off-street parking, is situated in the heart of the thriving village of St Michael's.**

**This deceptively spacious two double bedroom period property has a wonderfully homely feel and offers immaculately presented, welcoming accommodation throughout. A great deal of thought has been given not only to creating a stylish blend of modern living and period charm, but also to the layout and spatial design, resulting in a home that is both beautiful and highly practical.**

**The property also boasts a private, landscaped, and particularly interesting south-facing courtyard garden, where a versatile studio space could be used for a variety of purposes, subject to any necessary consents. At the front, a generous driveway provides off-street parking for up to three vehicles.**

**Just a few steps from the centre of the village and its amenities, and only a mile from the historic town of Tenterden, this home is ideal for anyone seeking a characterful cottage in the heart of a vibrant village, with everything on the doorstep, including schools and transport links. Viewing is highly recommended**

- Charming mid-terrace 2 bedroom period cottage
- Stylishly presented with character features throughout
- Cosy sitting room with fireplace and wood burner
- Beautiful kitchen/breakfast room with lots of character
- Utility / Bonus second reception / Luxurious bathroom
- Pretty enclosed south facing courtyard style garden
- Detached studio in garden offering flexibility of use
- Short walk to all the many local amenities on offer
- Tenterden High Street only just over 1 mile distant
- Mainline stations at Headcorn & Ashford (High Speed)

**SITUATION:** This property enjoys a convenient setting in the centre of St Michael's, with its range of amenities including local convenience store, hardware shop, garage, hairdressers, post office, take-aways, pub, farm shop, ancient Church, and well regarded primary and secondary schools. There are also rural walks to be found in the nearby countryside and woodland. St Michael's is served by bus routes to the surrounding towns and villages. Tenterden is only a short distance away and offers a more comprehensive range of shopping, leisure and health facilities. Headcorn Station offers trains to London taking about an hour and Ashford International has the high-speed service to St Pancras.

**13 East Cross Tenterden, Kent TN30 6AD Tel. 01580 766044**

**Warner Gray**





On entering this lovely home, you are immediately struck by its character and warmth, enhanced by engineered oak flooring that runs throughout the ground floor, with under-floor heating in the main living spaces.

Just inside the front door is a useful area for hanging coats and storing shoes and bags. This leads into a charming, relaxing **Sitting Room** where a wood burner forms an inviting focal point. The bay window to the front has been transformed into a cosy reading nook, while wood panelling and exposed brickwork add a touch of heritage charm. Every inch of space has been cleverly considered, including open storage and a built-in cupboard beneath the bespoke staircase.

Beyond the sitting room lies the delightful **Kitchen/Breakfast Room**, thoughtfully designed to create a rustic yet contemporary space for cooking and dining. Modern shaker-style units with woodblock worktops sit beautifully alongside character features that add texture and warmth. A second wood burner, flanked by period built-in cupboards, keeps this room snug in the colder months, and a handsome wall-hung pine dresser top provides additional storage.

The kitchen is also well equipped with two built-in Bosch ovens, an induction hob, an inset one-and-a-half bowl sink and space for a dishwasher.

To the rear of the house, a practical **Utility Room** offers space for an upright fridge/freezer, washing machine, dryer and freestanding storage. French doors open onto the lovely courtyard garden beyond.

An internal door leads to a versatile bonus room, currently arranged as a **Snug / Guest Bedroom**, but equally suitable as a studio, home office, play or gaming room, or hobby space.

Upstairs, the **First Floor** hosts a beautifully presented **Main Bedroom** with cleverly integrated over-stairs storage.

A generous **Second Bedroom**, and a luxurious, traditionally styled **Bathroom** featuring a separate shower and a free-standing bath.

#### Outside

The cottage sits in an elevated position, with a driveway to the front providing parking for up to three vehicles.

To the rear, a beautiful enclosed garden offers a hidden sanctuary that perfectly complements the character of the house. Directly behind the property, a south-facing patio provides an ideal spot for summer relaxation.

An archway then leads through to a second garden area, where the detached studio is located. This would make an excellent work from home space or a peaceful retreat for a budding artist or writer. An access gate is positioned at the back of the garden.

**Services:** Mains: water, electricity, gas and drainage.  
**EPC Rating:** tba.

**Local Authority:** Ashford Borough Council. Council

**Tax Band:** C.

**Location Finder:** what3words: ///tributes.stops.paused

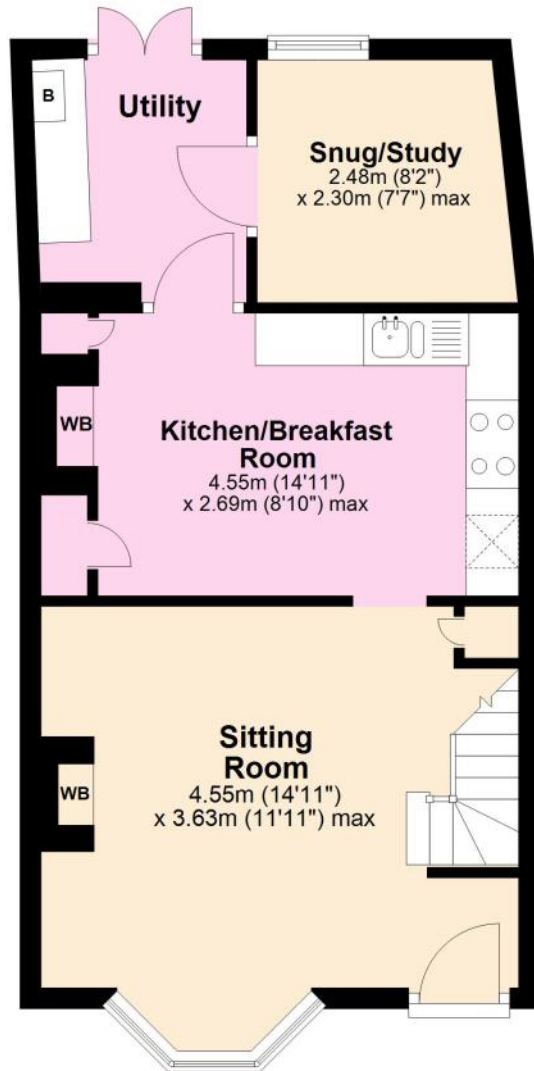


**Viewing by appointment through WarnerGray**  
**01580 766044**



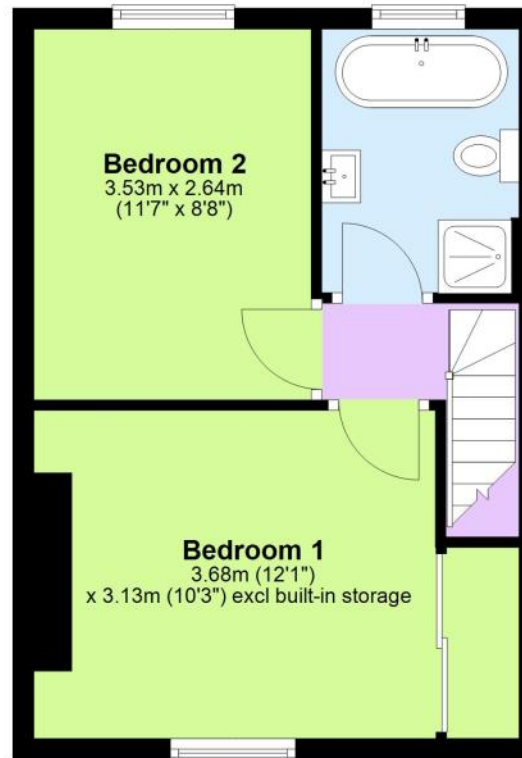
## Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



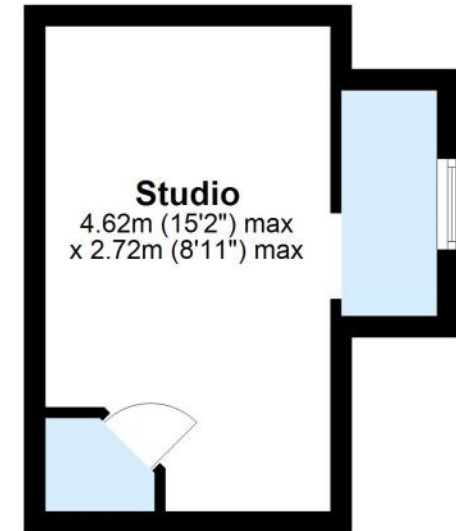
## First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



## Outbuilding

Approx. 14.7 sq. metres (158.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

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