



32 Rogersmead, Tenterden, Kent TN30 6LF

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Offers excess of £400,000

A deceptively spacious and most stylishly modernised 3 bedroom terraced property with south west facing garden, located just a few steps from the centre of the historic Cinque Port town of Tenterden.

Beautifully styled by the current owners in an on trend mid-century vintage aesthetic, this charming home immediately captures the imagination. From the moment you step inside, there's a wonderful sense of warmth and character, balanced perfectly with a practical layout that makes the most of the surprisingly generous space on offer.

The ground floor is designed with modern lifestyles in mind, offering a light-filled, open-plan living space that naturally brings people together, complemented by a handy cloakroom and utility area.

Upstairs, three well-proportioned bedrooms provide flexible accommodation, with two comfortable doubles and a sleek, contemporary bathroom completing the picture. Outside, there are manageable gardens to the front and rear.

Set on a very sought-after private development just a short stroll from Tenterden's picturesque, tree-lined High Street, the property enjoys an enviable location where independent shops, cafés and local amenities are all close at hand.

Combining style, space and a superb setting, this delightful home is one that truly needs to be experienced in person, so early viewing is highly recommended.

- Stylishly presented with on-trend mid-century vintage interiors
- Deceptively spacious accommodation arranged over two floors
- Light, bright and sociable double aspect open-plan living space
- Practical downstairs cloakroom with very handy utility area
- 3 well-proportioned bedrooms, 2 of which are generous doubles
- Modern, well-appointed family bathroom
- Enclosed south west facing garden to the rear
- Sought-after location on an established popular development
- Short walk to Tenterden's picturesque High Street
- Mainline stations at Headcorn & Ashford (High Speed)

13 East Cross, Tenterden, Kent TN30 6AD T: 01580 766044
Email: info@warnergray.co.uk www.warnergray.co.uk

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VIEWING through WarnerGray 01580 766044

SITUATION This property enjoys a convenient location just a short walk from the tree-lined end of Tenterden's historic High Street, renowned for its charming, boutique atmosphere. The town boasts a distinctive collection of independent shops, artisan cafés, and unique eateries, creating a vibrant and welcoming community. Literally a few steps from the front door is also wonderful open countryside offering miles of picturesque footpaths and scenic walking routes. The Kent & East Sussex steam railway and Chapel Down Vineyard are also a short distance away.

Tenterden provides an excellent range of educational facilities, all within easy walking distance, and the property falls within the catchment area for Ashford Grammar Schools. Transport connections are good, with Headcorn Station (9 miles) offering services to London in around one hour and Ashford International (13 miles) delivering high-speed rail services to London St Pancras in approximately 37 minutes. The town is also well served by frequent bus routes to nearby towns and villages.

GROUND FLOOR The front door opens into a welcoming entrance hall, which flows naturally through to the kitchen and main living area.

The ground floor is centred around a bright and sociable open-plan living space, ideal for both everyday living and entertaining. The sitting area provides a comfortable place to relax, enjoying views over and direct access to the garden, while the dining area easily accommodates a table for family meals or hosting friends. Large windows to both the front and rear, along with a glazed rear door, allow natural light to flood the room, enhancing the sense of space throughout.

The modern kitchen is thoughtfully designed as part of the open-plan layout, making it easy to stay connected with family or guests while cooking. It offers a good range of fitted units, worktop space and integrated appliances, and works beautifully as a practical yet stylish hub of the home.

A particularly useful feature of the ground floor is the cloakroom with integrated utility area, providing space for a washing machine and additional storage while keeping everyday essentials neatly tucked away.

Stairs rise to the **FIRST FLOOR** where the accommodation continues to impress. The principal bedroom is a generous double, enjoying a calm and restful feel with built-in wardrobes and ample space for additional furniture.

The second bedroom is also a comfortable double with built-in wardrobes, making it ideal for children or guests. The third bedroom is a well-proportioned single, perfectly suited as a child's room, nursery or home office, offering excellent versatility to suit a range of needs.

Completing the first floor is a modern family bathroom, finished with contemporary fittings and designed to be both stylish and practical for daily use.

OUTSIDE The property forms part of a popular and well-established development. To the front, there is a garden area with a pathway leading to the front door, along with space for discreet wheelie bin storage and a useful small garden store.

To the rear, the house enjoys an enclosed south-facing garden, providing a pleasant outdoor space to relax or entertain. A mature fig tree creates an attractive focal point and adds to the sense of privacy and character.

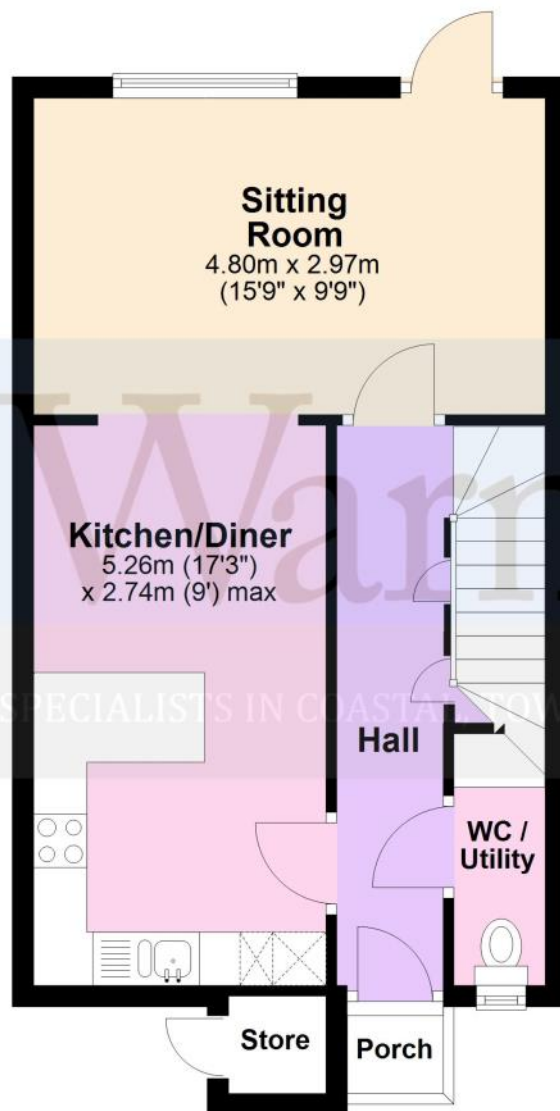
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: D.

Location Finder: what3words: ///villager.camper.allow



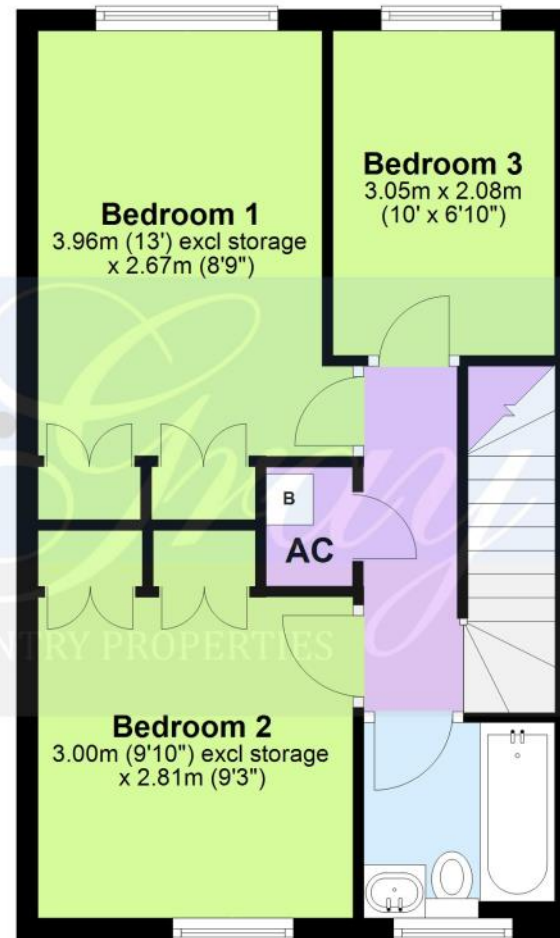
Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 81.5 sq. metres (877.2 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.

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