



**12 Southgate Road, Tenterden, Kent TN30 7BS**



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**Offers in excess of £565,000 NO CHAIN**

**This detached 3 double bedroom/2 bathroom home with south facing garden and parking, enjoys a popular and convenient location within walking distance of the centre of Tenterden and all its amenities. No onward chain.**

**Immaculately presented throughout and improved to a high standard by the current owner, this attractive home offers a wonderful balance of modern style and everyday comfort. The accommodation is light and well proportioned, yet retains a warm, inviting atmosphere that makes it easy to feel at home.**

**The living spaces flow naturally and are well suited to both relaxed family life and entertaining, with a thoughtful layout that connects indoor and outdoor living. Practical additions enhance day-to-day convenience, while the overall presentation is calm, contemporary and effortlessly welcoming.**

**Upstairs, the bedroom accommodation is generous and well arranged, complemented by stylish and well-appointed bathroom facilities.**

**Outside, the south facing garden provides an excellent sense of space and relaxation, while off-street parking adds further practicality. With scope for future extension (subject to the necessary consents) and a highly desirable, walkable location close to the High Street and its amenities, this is a home that offers both immediate enjoyment and long-term appeal**

**SITUATION:** 12 Southgate Road occupies a highly desirable position just a short walk from Tenterden's charming High Street, renowned for its wide selection of independent shops, cafés and restaurants. The town is further enhanced by its tree-lined avenues and wealth of historic architecture, alongside a comprehensive range of national High Street retailers, leisure and health facilities. The area is particularly well suited to families, with a good choice of well-regarded schools within walking distance, and the property also falls within the catchment area for the Ashford Grammar Schools. Headcorn Station offers services to London in around an hour, while Ashford International provides high-speed links to London St Pancras in about 37 minutes. Tenterden is also well served by a number of bus routes connecting the town with surrounding villages and nearby towns

**13 EAST CROSS, TENTERDEN, KENT TN30 6AD**

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**Warner Gray**



**GROUND FLOOR** A welcoming entrance hall introduces the home, where a beautifully restored parquet floor immediately establishes a sense of warmth and quality.

From here, the accommodation flows into bright, well-balanced living spaces, with most of the ground floor laid in engineered oak flooring and complemented by solid oak doors throughout, adding texture, warmth and a cohesive feel.

Thoughtful finishes and natural materials combine to create a calm, relaxed atmosphere across the home.

The kitchen is thoughtfully designed for both everyday cooking and easy entertaining, opening seamlessly into the dining area for relaxed family meals or hosting friends.

Beyond, the sitting room offers a generous and inviting space to unwind, filled with natural light from its double aspect.

A contemporary fire provides a cosy focal point in cooler months, while French doors open onto the garden in warmer weather, creating an easy connection between indoor and outdoor living.

Practical additions, including a discreet utility area and a well-appointed cloakroom, enhance day-to-day convenience without compromising on style.

**FIRST FLOOR** Upstairs, three generous double bedrooms provide peaceful, well-proportioned spaces designed for rest and retreat. The principal bedroom benefits from the added luxury of a modern en-suite shower room, while the remaining bedrooms are equally versatile, served by a recently updated family bathroom.

Both bathrooms feature underfloor heating, adding a touch of comfort and enhancing the home's overall sense of high-quality finish and thoughtful attention to detail.

**OUTSIDE** The property is complemented by a charming front garden and a brick-paved driveway providing parking for two vehicles.

Gated side access leads to the rear, where a generous, south-facing garden unfolds. Level and mainly laid to lawn, it offers a safe and inviting space for children to play, while also providing a tranquil canvas for gardeners to enjoy.

A patio directly off the sitting room creates a seamless transition from indoor to outdoor living, perfect for summer dining, entertaining, or simply relaxing in the sun. Completing the space is a versatile brick-built store, fitted with power and light, offering potential as a workshop, hobby space, or secure storage.

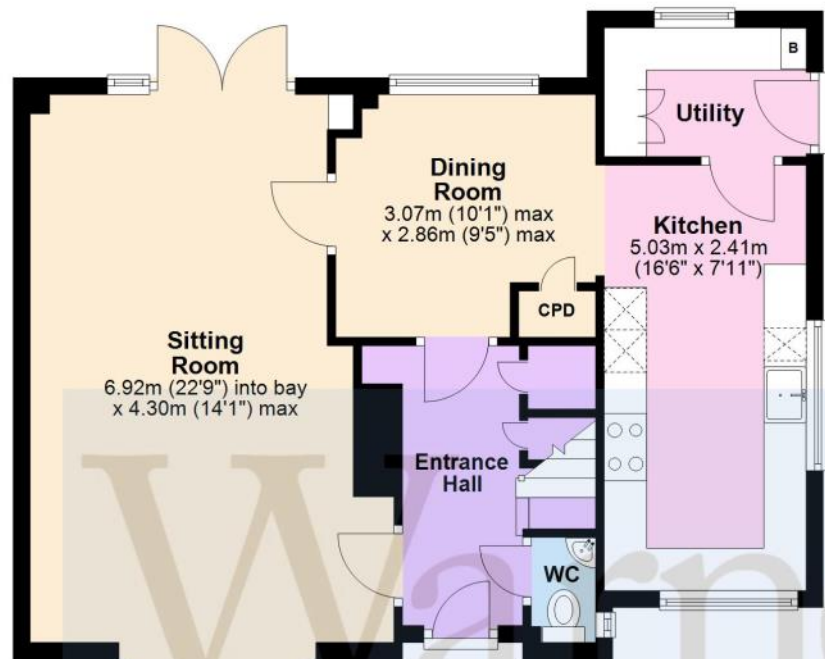
**SERVICES** Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: F. Location Finder : what3words: /// cherubs.plod.snap





## Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



## First Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



## Brick Outbuilding

Approx. 13.2 sq. metres (142.4 sq. feet)



Total area: approx. 127.0 sq. metres (1366.7 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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