



Dering Cottage
St Michaels, Tenterden, Kent TN30 6PT

**Dering Cottage,
Ashford Road, St Michaels, Tenterden, Kent TN30 6PT
Offers in excess of £475,000**

Situated in the heart of the village of St Michael's, just a short distance from the centre of Tenterden, is this charming, detached, 2 double bedroom period cottage with stunning wrap around gardens and off-street parking for 2 cars, which can only be described as something of a "hidden treasure".

Unlisted, this character property is the epitome of a quintessentially charming Kentish cottage. Beautifully presented and maintained, with buckets full of period charm, it would make a most comfortable permanent or second home, "lock up and leave" property or holiday let. The surprisingly spacious, well-proportioned accommodation includes a light, bright galley kitchen, warm and welcoming sitting room with inglenook fireplace and wood burner, good size dining room, spacious conservatory which gives views over and opens up onto the breath taking garden, two double bedrooms, a very useful loft room, and a pretty bathroom.

In addition, all of the many local amenities in this thriving village are on the doorstep, which is what makes this location so popular.

- Charming detached unlisted period cottage
- Deceptively spacious with two double bedrooms
- Beautifully presented and maintained throughout
- Stunning wrap around cottage gardens
- Off street parking for two cars to the rear
- Tucked away location in centre of the village
- Short walk to the many local amenities
- Tenterden High Street about a miles away
- Many good walks in surrounding countryside
- Bus stop outside / main line stations nearby

SITUATION: Dering Cottage enjoys a tucked away but convenient location just a few steps from the bustling centre of St Michael's, with its range of local amenities including a post office and convenience store, hardware shop, garage, hairdressers, take away, hotel with leisure facilities and spa, renowned farm shop and primary and secondary schools. Tenterden High Street is only one mile away and offers a more comprehensive range of shopping, leisure and health facilities. A variety of educational opportunities exist close by, and this property is also within the catchment for the Ashford Grammar Schools (Norton Knatchbull and Highworth). Headcorn mainline station offers services to London taking about an hour and Ashford has the high-speed rail link to London St Pancras which is a journey time of approximately 37 minutes. St Michael's is served by several bus routes to the surrounding towns and villages and this property benefits from being very close to a main bus stop.

www.warnergray.co.uk
info@warnergray.co.uk 01580766044

Warner Gray



GROUND FLOOR

KITCHEN 17'3 x 7'7. The front door opens into a lovely light, bright galley kitchen with its part vaulted ceiling, is both beautiful and functional. There are a range of white shaker style base units with woodblock worktops, matching wall cupboard and cleverly built-in cupboards. Butler sink with mixer tap. Integrated slimline dishwasher and fridge. Electric hob with electric oven under. A window to the side and stable door at the front give views over and access to the garden beyond. Underfloor heating.

BATHROOM Located at the end of the kitchen, this pretty room really is a delight and comprises: a panelled bath with hand held shower attachment; basin with storage cupboard under; WC and heated towel rail.

DINING ROOM 14'4 x 10'3. Handily positioned next to, and open to the sitting room at one end, this spacious dining room, with its windows giving views over the garden, is a lovely place to eat, meet and socialise. Large built-in cloaks cupboard / storage space. Oak floor.

SITTING ROOM 11'10 x 10'3. This welcoming sitting room with its inglenook fireplace and wood burner exudes warmth and is a lovely place to spend cosy winter evenings. Oak floor. Stairs to first floor. Door to conservatory.

CONSERVATORY 13'9 x 6'8. This lovely sunny space is the perfect place to sit and enjoy the many glorious flowers and wildlife in the garden. It could also serve as an additional eating area or hobby room.

FIRST FLOOR Stairs from the sitting room lead up to a landing which gives access to the two bedrooms and loft room on this floor. A large built-in over stairs cupboard is a useful place for storing linen.

BEDROOM 1 10'9 x 10'4. This beautiful bedroom, with its window overlooking the garden, is a lovely place to rest at the end of a long day. Built in wardrobe.

BEDROOM 2 10'7 x 8'10. A good size double bedroom which at present serves as a guest room cum study. Built-in wardrobe. Windows to two sides.

ATTIC / LOFT SPACE Handily situated off the landing, this useful storage space also houses the Worcester Combi boiler

OUTSIDE The main entrance is approached through a small wooden gate. A gravel path leads you through the beautiful mature cottage borders until you reach the front door. The delightful English cottage gardens that surround the house are a particular feature, not only are they perfectly in keeping with the character of the house, but they serve to enclose it, making it a hidden oasis which feels far away from the hustle and bustle of life, and yet you are but a few steps away from all the local conveniences on offer. Different patios and seating areas provide peaceful places to enjoy the garden and watch the prolific wildlife on offer and the pond is a particular attraction for frogs, newts and other water life. A gate at the back of the garden takes you onto a gravel driveway which provides parking for two cars. There is also a handy plastic shed, timber shed, wooden compost bins and log store

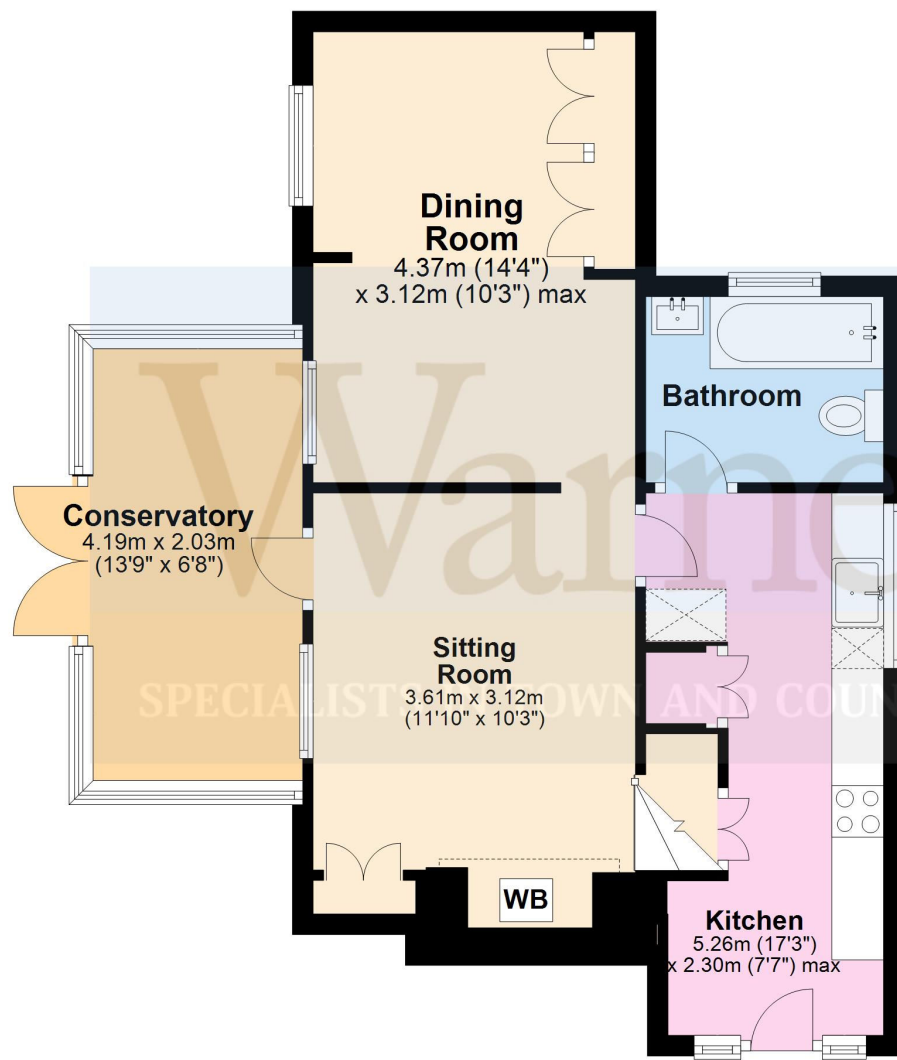
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: E. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: [///redeemed.habit.reserves](https://www.what3words.com/redeemed.habit.reserves)



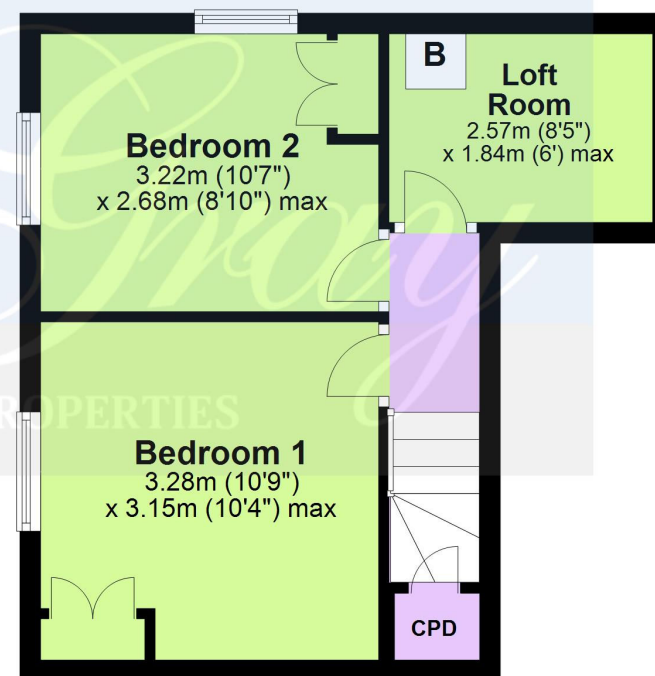
Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



