



**Modern Auction**

**£550,000**

**Freehold**

5x  2x  3x 

Grange Road, St Michaels, Tenterden, Kent,  
TN30

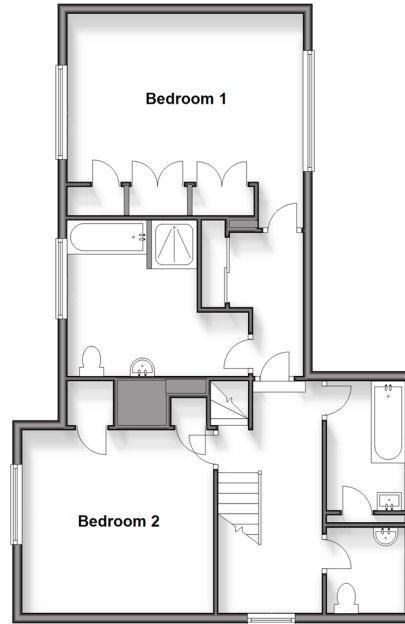
*Wards*  
Helping you move forwards



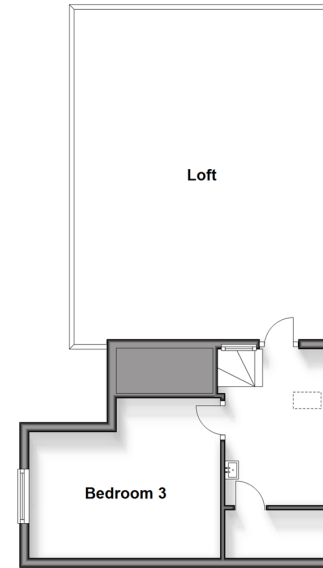
**Ground Floor**  
Approx. 113.5 sq. metres (1221.3 sq. feet)



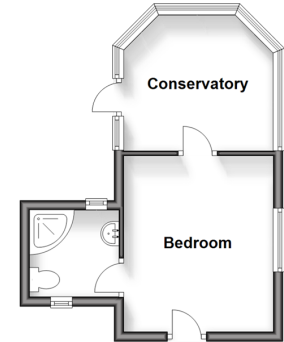
**First Floor**  
Approx. 73.6 sq. metres (792.3 sq. feet)



**Second Floor**  
Approx. 23.5 sq. metres (253.4 sq. feet)



**Outbuilding 2**  
Approx. 23.0 sq. metres (247.5 sq. feet)



**Outbuilding 1**  
Approx. 17.7 sq. metres (190.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 15'10 x 14'3 (4.83m x 4.35m)  
Lounge: 20'1 x 13'0 (6.13m x 3.97m)  
Dining Room: 16'0 x 14'1 (4.88m x 4.30m)  
Kitchen: 16'0 x 13'0 (4.88m x 3.97m)  
Utility Room: 8'10 x 4'10 (2.69m x 1.47m)  
Study: 15'2 x 14'7 (4.63m x 4.45m)

### Landing

Bedroom 1: 16'0 x 14'1 (4.88m x 4.30m)  
Family Bathroom  
Bedroom 2: 13'1 x 11'8 (3.99m x 3.56m)  
Bathroom  
Cloakroom

### FIRST FLOOR

### SECOND FLOOR

Landing  
Bedroom 3: 13'5 x 10'5 (4.09m x 3.18m)

### OUTSIDE

### OUTBUILDING 1

Bedroom: 15'8 x 14'3 (4.78m x 4.35m)  
En-Suite Shower Room

### OUTBUILDING 2

Bedroom : 11'10 x 10'1 (3.61m x 3.08m)  
En-Suite Shower Room  
Conservatory: 10'3 x 9'3 (3.13m x 2.82m)  
Wraparound Garden  
Off Road Parking



## Main features

- Beautiful detached character house
- Outbuildings contain 2 of the bedrooms with en-suite facilities
- Garage and off road parking
- Highly sought after location
- For sale by Modern Auction - T & C's apply
- Subject to an undisclosed Reserve Price
- Buyers fees apply



### Nearest Schools

Primary Schools: St Michael's C of E Primary (Tenterden) 0.6 miles, Tenterden C of E Junior School 1.3 miles, High Halden C of E Primary 2.1 miles  
Secondary Schools: Homewood School and Sixth Form Centre 0.9 miles, Benenden School 4.5 miles, Cranbrook



### Transport Information

Train Stations: Pluckley 6.0 miles, Headcorn 6.1 miles, Appledore 6.9 miles



### Address

Grange Road, St Michaels, Tenterden, Kent, TN30



### Directions

For directions to this property please contact us.





Call Tenterden Branch 01580 766002 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



14007720/20250321/RM/AQ



Property 14007720: Grange Road, St. Michaels, TN30 6TJ

## Auctioneer's Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack please contact the iamsold team. The cost of this pack is £349

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6016.8 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The Buyer Information Pack is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

## Referral Arrangements

Wards and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Wards may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact Wards  
Or visit: <https://wardsofkent.iamsold.co.uk>**