

The Spinney, 41 Ashford Road, Tenterden, Kent





Situated in the charming town of Tenterden, an exceptional family home offering over 2700 sq. ft of accommodation with various outbuildings and superb gardens and grounds.



Situation

The property is situated within the High Weald AONB and is located in a prominent position in the centre of the picturesque and historic town of Tenterden, which offers a comprehensive range of boutiques, shops, supermarkets, restaurants, public houses, schools, doctors' surgery, and sports facilities. Mainline train services are available at Headcorn (about 8.7 miles away) and Ashford (about 12.3 miles), which offers fast trains to London Pancras station from 36 minutes

There is a good choice of schooling in the area, in both the state and private sectors. Notable schools include Tenterden Primary School, Homewood School at Tenterden, Highworth Girls Grammar School at Ashford, Norton Knatchbull Boys Grammar School at Ashford, Ashford School and Preparatory School, Dulwich Preparatory at Cranbrook, St Ronan's and Marlborough House at Hawkhurst, and Benenden School (Girls).

The area benefits from a wealth of leisure and tourist attractions, including a number of golf courses in the vicinity; sailing, fishing and water sports at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury. There are also a number of tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place (National Trust), Chapel Down Winery, Biddenden Vineyard. There is also a leisure centre and weekly market in Tenterden.



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The Property

The property is located just a stone's throw away from Tenterden High Street and has been comprehensively renovated and refurbished to an exceptionally high standard by the current owners, blending its period features with an array of excellent modern touches to provide generous and flexible family accommodation.

The property opens up into a large and welcoming entrance hall, with a cloakroom and stairs rising to the first floor with access to the main reception rooms. The formal, triple-aspect sitting room is located on the left-hand side, with parquet flooring and an ornate fireplace with an inset wood burner; sliding patio doors to the rear provide access out to the picturesque garden. The reception room overlooks the front of the property, with a large bay window and an original 1930s-feature fireplace. The stylish and contemporary open plan kitchen/breakfast room is located to the rear of the property, offering a large bespoke island with seating areas, a walk-in pantry, fitted wall, and base units, xena quartz Bellagio worktops and integrated Bosch appliances including two built in ovens and fridge/freezer. Just off the kitchen, there is a garden room providing beautiful views and access to the outside and a utility area with integrated storage space. The formal dining room overlooks the front of the property with engineered oak flooring.

Steps lead up to the first floor, where there are four large bedrooms and a well-appointed family bathroom. The sizeable principal suite enjoys an attractive outlook, with ample space for storage and a large en suite with dual vanity and a walk-in shower. The guest suite offers integrated storage space and an en suite with a shower. The third bedroom is a generous size and enjoys views out to the front of the property. The fourth bedroom is currently being used for further storage with built-in wardrobes.





Gardens and Grounds

The property is set back from the road, positioned discreetly behind a wealth of mature trees and hedging; it is approached via a driveway leading to a detached double garage and a gravelled parking area with space for multiple cars.

To the rear of the property is a beautiful secluded garden with a large patio area, ideal for entertaining and al fresco dining. Beyond the patio, there is a large park-like garden, which is mainly laid to lawn with a number of magnificent specimen trees and an array of mature plants and shrubs. Also of note, there is a large timber summerhouse and additional timber outbuilding (currently used as a gym and houses a sauna), which offers great scope for more.

Directions (TN30 6LL)

From the centre of Tenterden, proceed south on the A28 (High Street) towards St Andrews Church; after a short distance take the next left and continue up a long track, where the entrance to The Spinneys can be found at the end through a private gated drive.

Distances

Tenterden 0.3 of a mile. Headcorn station 8.7 miles (London Bridge from 1 hour). Ashford International Station 12.3 miles (London St Pancras from 36 minutes). Rye 12.4 miles. Maidstone 18.1 miles. Tunbridge Wells 22.5 miles. Central London 62.1 miles. (All times and distances are approximate).

Property information

Services Mains water, electricity and drainage. Gas-fired central heating.

Local Authority Ashford Borough Council: 01233 331111

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Main House = 227 sq m / 2,243 sq ft

Outbuildings = 50.6 sq m / 545 sq ft

Total Area = 277.6 sq m / 2,788 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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