

**RUSH
WITT &
WILSON**



**'Ravenswood' 36 Ashford Road, Tenterden, Kent TN30 6LL
Offers In The Region Of £825,000**

Rush Witt & Wilson are pleased to offer an exciting and rare opportunity to acquire this extremely well-presented detached bungalow located just a short walk from the picturesque tree lined High Street of Tenterden.

'Ravenswood' has been beautifully renovated and extended by the current owners to offer well-proportioned accommodation comprising of an entrance porch, generous hallway, kitchen, dining room, impressive 27'3 living room with bio-fold doors allowing access to the garden, cloakroom, bathroom and three bedrooms, two of which have en-suite shower rooms.

Outside the bungalow offers a generous 'in and out' gravelled driveway providing off road parking for a number of cars, a detached double garage and good sized established rear gardens.

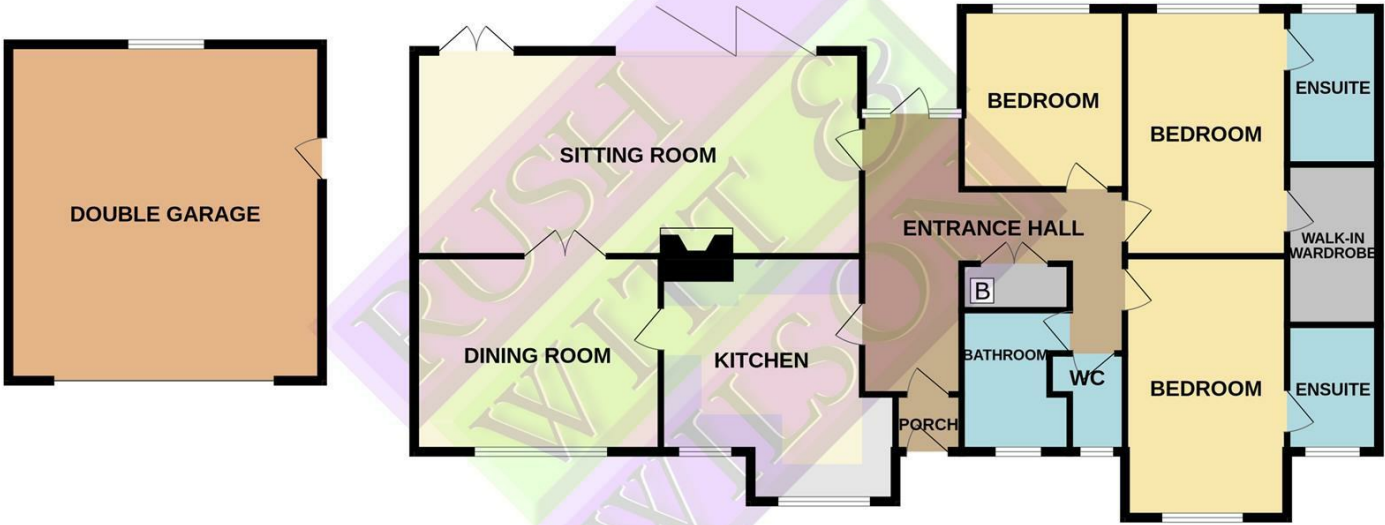
Bungalows within this proximity to the High Street with off road parking, detached double garages and generous gardens are rarely available and the vendor's sole agents would advise early inspection to fully appreciate the merits of this unique bungalow. For further information and to arrange a viewing please call our Tenterden office.



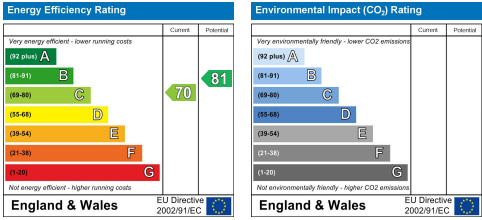
<div>Entrance Porch 4'2 x 3'8 (1.27m x 1.12m) Part decorative glazed entrance door to front elevation, wood effect porcelain tiled floor with underfloor heating, part glazed oak door leading through to:</div>	<div>cupboards and a mirrored wall mounted cabinet above, large corner shower cubicle with double sliding doors, stainless steel heated towel rail, fully tiled walls, tiled floor with underfloor heating.</div>	<div>Front Garden To the front an extensive gravelled in and out gravelled driveway provides extensive off road parking with turning space and allowing access to the detached double garage. To one side there is a raised bed planted with a mixture of mature shrubs, gated access leads to:</div>
<div>Hallway Glazed door to rear providing access to the garden, wood effect porcelain tiled floor with underfloor heating, access to loft space, fitted double coat cupboard with oak folding doors housing wall mounted gas fired boiler, oak doors off to the following:</div>	<div>Cloakroom Obscure glazed window to front, modern suite comprising low level wc, white gloss vanity unit with inset wash hand basin and cupboard beneath, wood effect porcelain tiled floor with underfloor heating.</div>	<div>Rear Garden The established rear garden is particular feature of the bungalow and offers a generous paved patio area abutting the rear providing space and outside dining and entertaining, this leads to a generous area of level lawn, bordered with a range of beds planted with mixture of shrubs and seasonal flowers, further raised patio offering space for outside seating, detached garden timber store and an attractive detached summerhouse.</div>
<div>Bedroom Three 10'8 x 9'8 (3.25m x 2.95m) Currently being utilised as a home office with window to rear enjoying a pleasant outlook over the garden, oak flooring with underfloor heating.</div>	<div>Bathroom Obscure glazed window to front, fitted with a modern suite comprising white gloss vanity units with inset wash hand basin and cupboard beneath, panel enclosed bath, fully tiled shower cubicle with glazed door, stainless steel heated towel rail, wood effect porcelain tiled floor with underfloor heating, fully tiled walls.</div>	<div>Detached Double Garage 20'2 x 19'1 (6.15m x 5.82m) Electric up and over door to front, part glazed personal door to side, window to rear, light and power connected.</div>
<div>Bedroom Two 15'8 x 9'2 (4.78m x 2.79m) Window to front, carpet as laid with underfloor heating, oak door leading through to:</div>	<div>Kitchen 15'9 max x 14'1 (4.80m max x 4.29m) Two windows to front, extensively fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, quartz work surfaces with matching splashback, one and a half bowl ceramic sink unit with side drainer, inset Induction hob with glass backplate and stainless steel extractor canopy above, upright unit housing integrated oven and microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated tumble dryer, wood effect porcelain tiled floor with underfloor heating, oak door leading through to:</div>	<div>Agent Note Council Tax Band - F</div>
<div>En-Suite Shower Room Obscure glazed window to front, fitted with a contemporary suite comprising wooden vanity unit with low level wc with concealed cistern, inset wash hand basin, range of fitted storage and granite effect countertop, corner shower cubicle with double sliding doors, stainless steel heated towel rail, fully tiled walls, tiled floor with underfloor heating.</div>		<div>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. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.</div>
<div>Bedroom One 14'9 x 9'7 (4.50m x 2.92m) Window to rear enjoying a pleasant outlook over the garden, carpet as laid with underfloor heating, large walk-in wardrobe providing a range of rail and shelved storage, oak door leading through to:</div>	<div>Dining Room 14'9 x 11'9 (4.50m x 3.58m) Large picture window to front, oak flooring with underfloor heating, part glazed oak double doors leading through to:</div>	<div>Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.</div>
<div>En-Suite Shower Room Obscure window to rear, fitted with a generous white gloss vanity unit comprising low level wc with concealed cistern, inset his and hers wash hand basins with a range of fitted</div>	<div>Living Room 27'3 x 12'2 (8.31m x 3.71m) Bi-fold doors and double glazed doors to rear providing views and access onto the rear garden, feature fireplace with inset electric fire, oak flooring with underfloor heating.</div>	
	<div>Outside</div>	

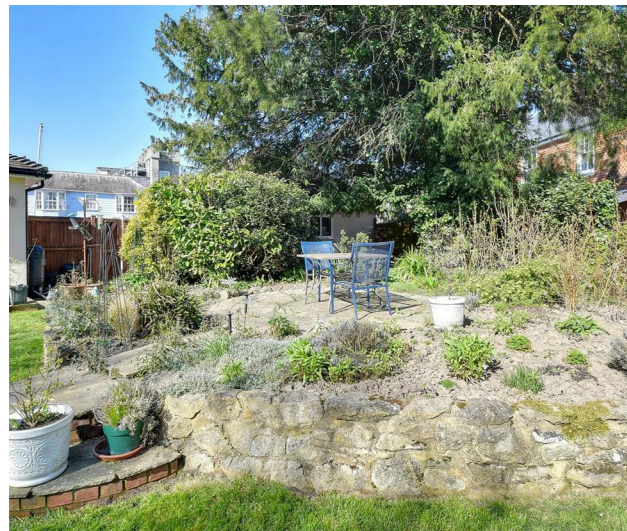
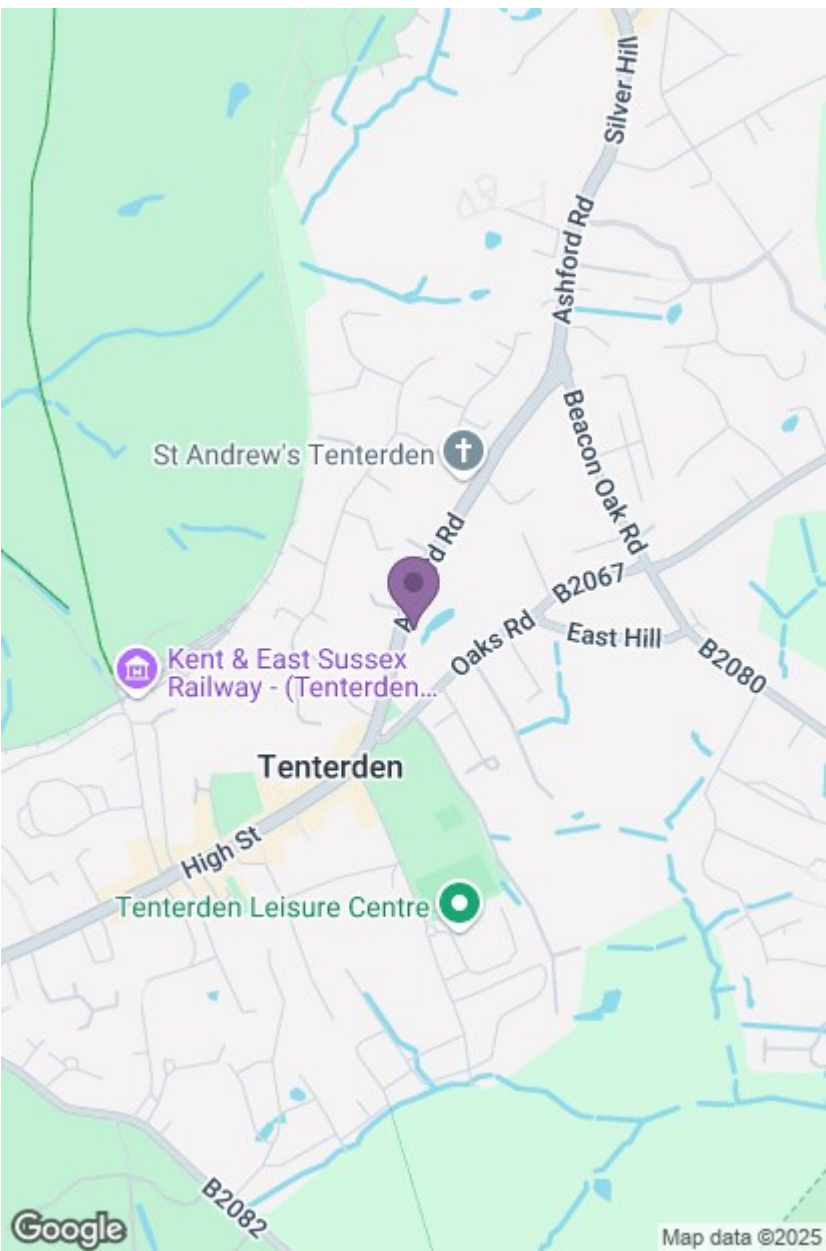


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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