



Swain Road, Tenterden, TN30 6PJ

£775,000



Well presented extended three-bedroom family home with garage, workshop and generous off-road parking, boasting three reception rooms including an open plan kitchen/dining room with views over the stunning garden. Located in a semi-rural position within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The ground floor accommodation offers entrance hall with stairs to first floor and storage beneath, a useful ground floor cloakroom with WC and further doorway leading through to the kitchen fitted with a range of shaker style wall and base units, integrated fridge freezer, range cooker with extractor above and space for dishwasher. The kitchen leads on to the open plan dining/living area with window and sliding doors looking out over the stunning rear garden and leading through to the study and further on to the sitting room with log burning stove and doorway back to hall.

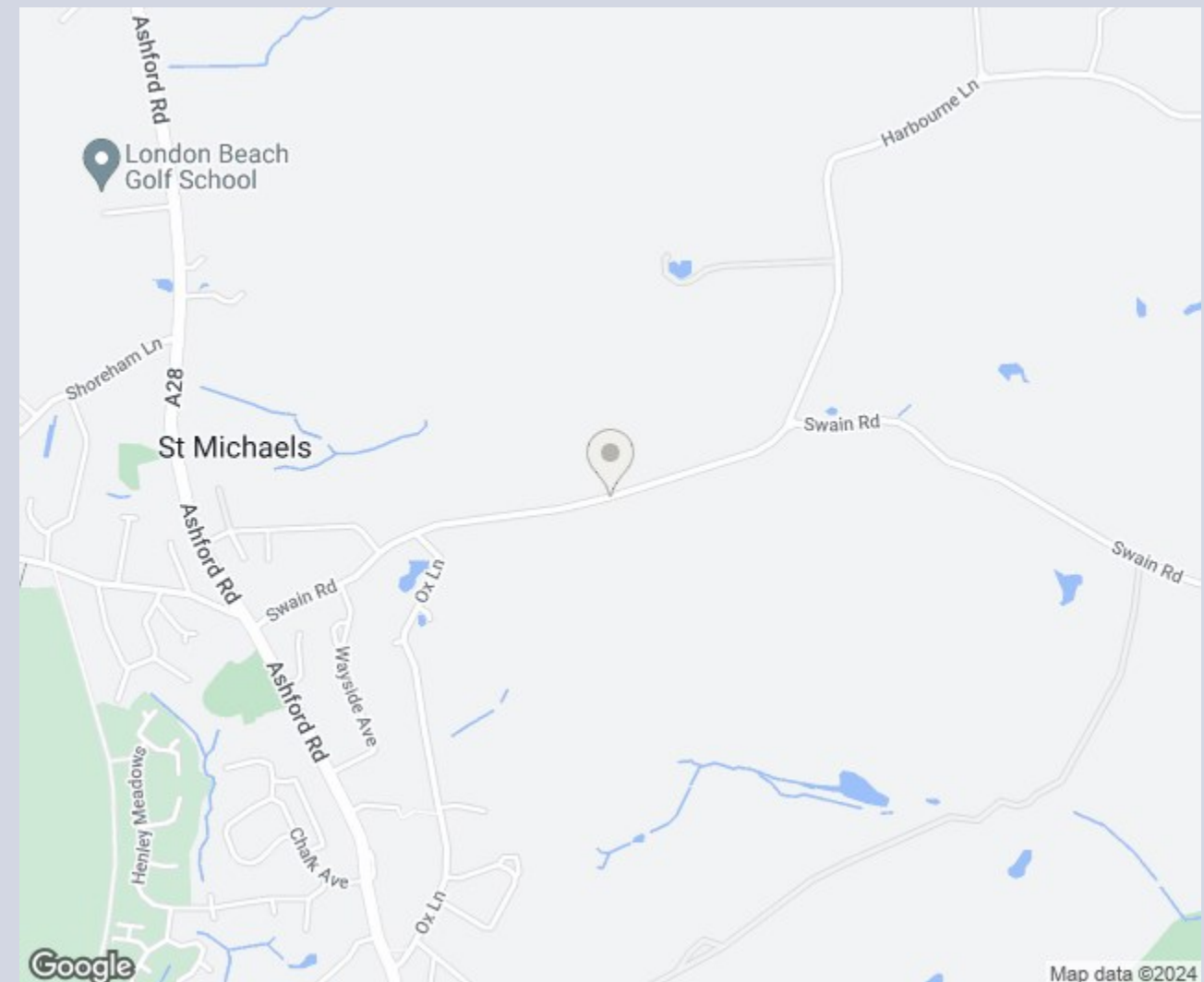
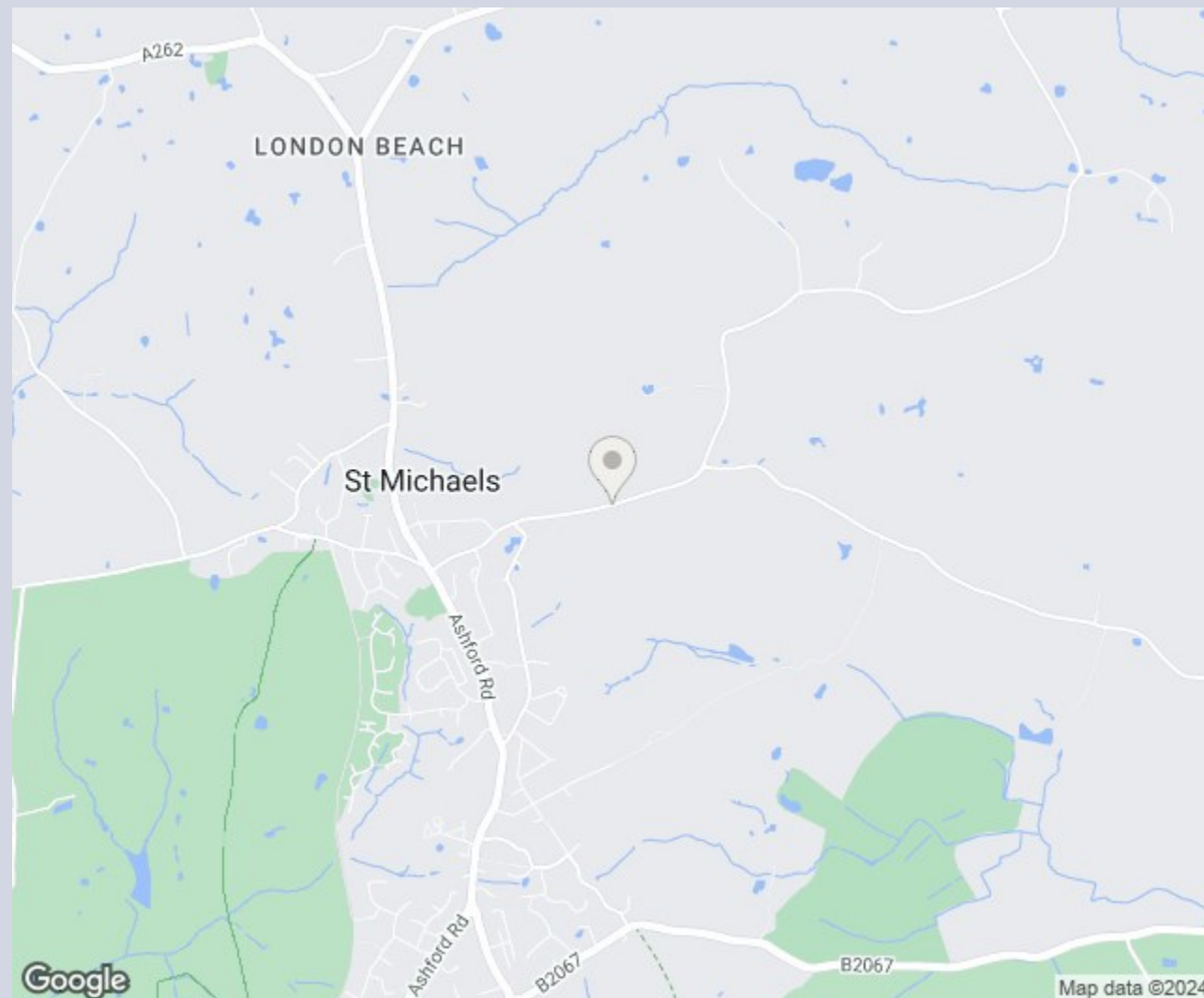
The first-floor accommodation offers a master bedroom with built in wardrobes and attractive bay window overlooking the garden, a further double bedroom with built in wardrobes, a third bedroom with views to the rear and a modern family bathroom with walk in shower, bath, pedestal basin, WC and heated towel rail. The rear garden is a particular feature of the home offering a private and well-established space to enjoy. There is a generous patio area leading on to the lawn, with established hedgerow borders, well stocked beds, and mature trees to the rear boundary and woodland beyond.

To the front is a generous driveway offering parking for several vehicles with lawn area and mature trees. The driveway leads to a gate offering access to rear garden and the tandem garage with attached workshop.

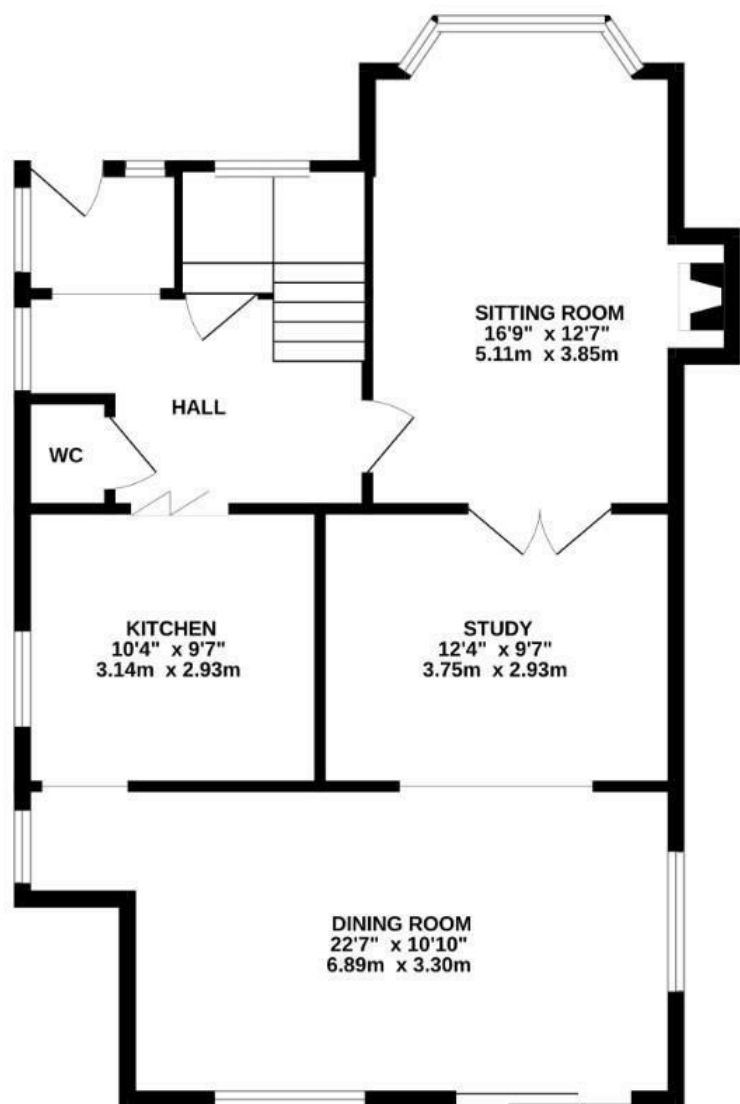
Tenure – Freehold
Council Tax Band – F
EPC Rating - TBC
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 8mb - 1000mb
Mobile Phone Coverage – Satisfactory
Flood Risk – Very Low



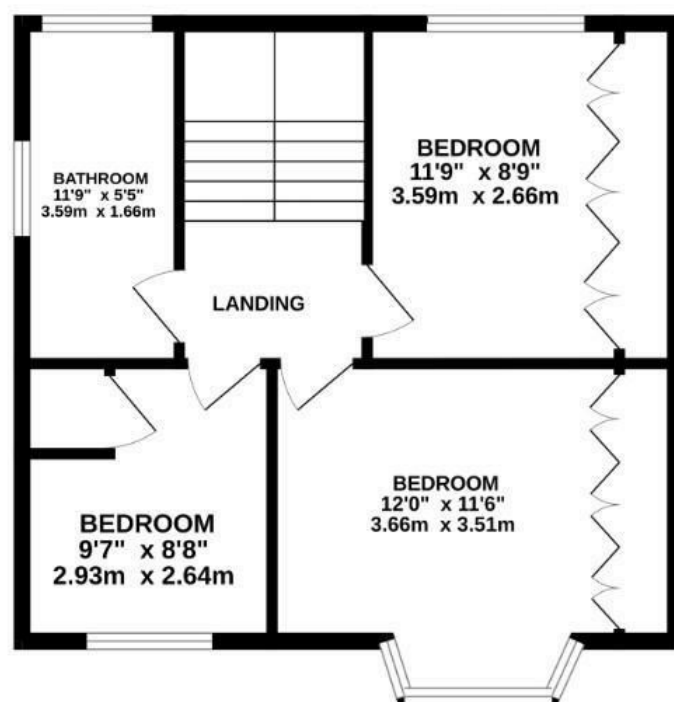
The property is within easy access to the village both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School. Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).



GROUND FLOOR



1ST 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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Tenure: Freehold
Council Tax Band: F

- THREE BEDROOM DETACHED FAMILY HOME
- SEMI RURAL LOCATION
- GARAGE AND WORKSHOP
- GENEROUS DRIVEWAY
- STUNNING PRIVATE GARDEN
- OPEN PLAN KITCHEN / DINING ROOM
- THREE RECEPTION ROOMS
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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