



Willow Cottage, Woodchurch Road, Tenterden, TN30 7AE

Guide Price £700,000 - £725,000



NO ONWARD CHAIN. GUIDE PRICE £700,000 - £725,000. Beautifully presented and deceptively spacious individual detached home boasting three bedrooms, three bathrooms, two reception rooms, integral garage and large driveway, positioned on a generous plot with private meadow just a short walk from the tree lined high street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and doorways leading to a ground floor cloakroom with WC and hand basin with vanity storage beneath, and access into the integral garage and on to the utility room built within, offering plumbing for washing machine.

Further doorways lead to a snug with window overlooking the front, a flexible reception room offering scope for multiple uses, and a stunning kitchen/breakfast room fitted with a range of cream shaker style wall and base units with granite worksurfaces and coordinating island with space for breakfast stools. Integrated appliances include dishwasher, fridge, freezer, two Siemens electric ovens and Siemens electric hob with extractor above. There is a large under stairs cupboard and doorways leading out to side access and into the bright and spacious triple aspect sitting/dining room with feature coal effect fireplace and bi-fold doors that open up onto the terrace and offer views over the garden and meadow beyond.

The first floor offers the master bedroom with French doors and Juliet balcony offering striking views over the rear garden and meadow, with built in wardrobes and a fully tiled en-suite shower room. The landing also leads on to a second double bedroom to the front of the property with built in wardrobes and en-suite shower room, a further double bedroom with built in wardrobes, and the main bathroom with suite comprising of a bath with shower above, WC, hand basin with vanity storage beneath and heated towel radiator.

Externally the garden is a real feature of the home. The raised patio offers a perfect space to entertain with views over the lawned garden and meadow beyond. Stepping down to the lawn area, bordered with post and rail fencing and mature trees and shrubs, a gate leads through to the meadow, thriving with wildlife. There is a generous timber shed and pathway leading to the side of the property with gated access out to the front and on to a generous paved driveway offering parking for multiple vehicles and access to the integral garage.

Willow Cottage is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants, with the nearby Knockwood and surrounding countryside offering many places to walk.

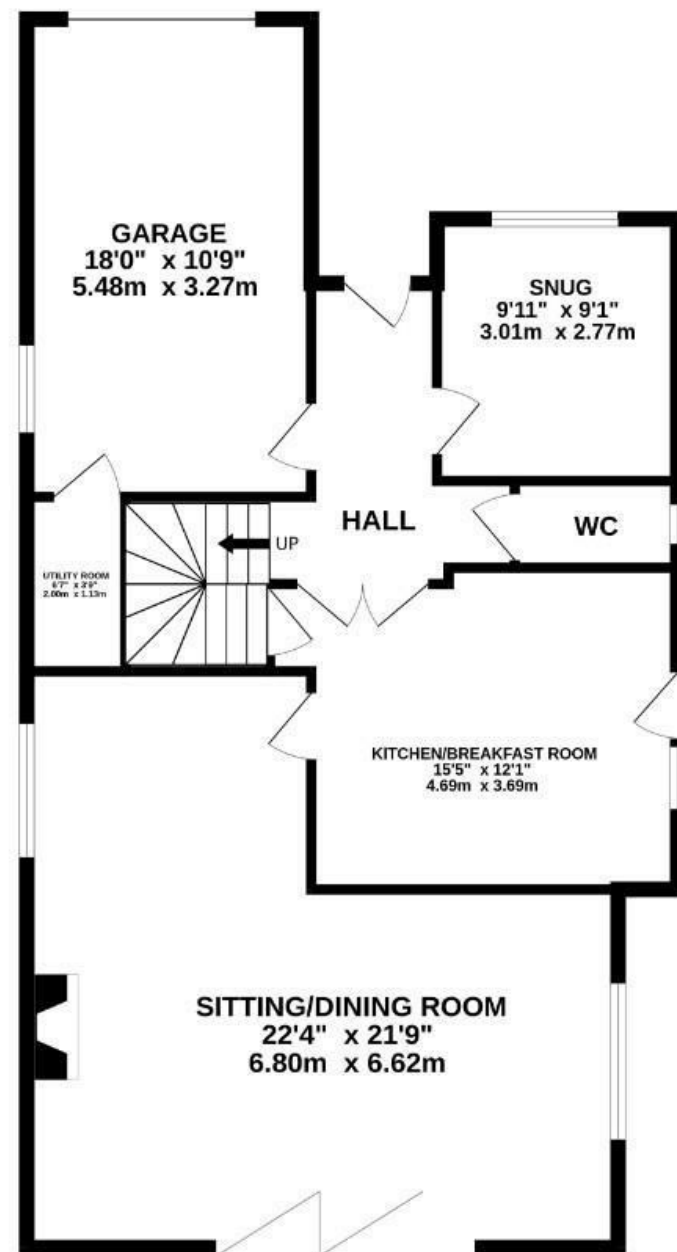
The property It is ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools and Homewood Secondary school, as well the local grammars and well-respected private schools nearby.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service to London St Pancras departs (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.



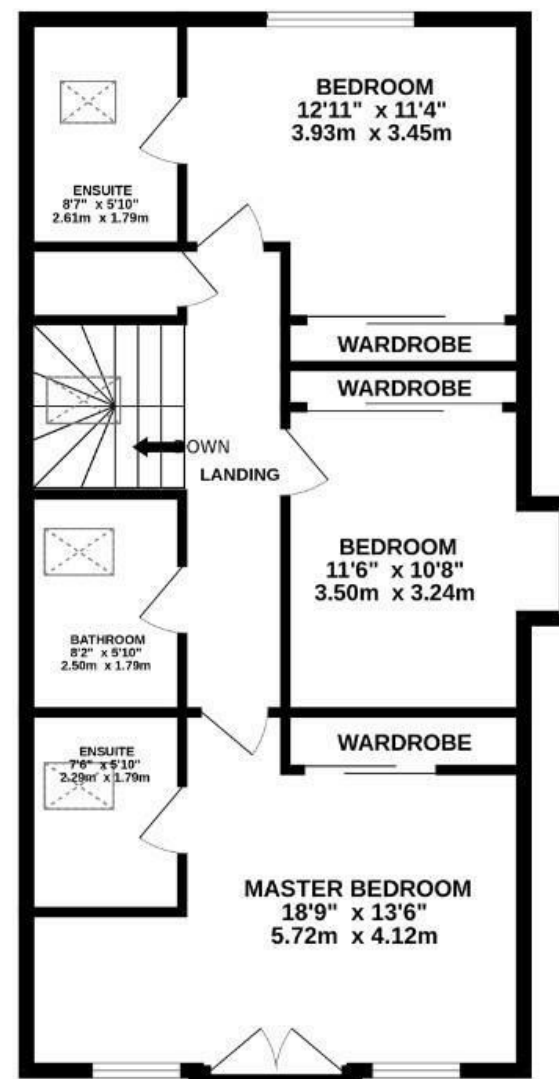


GROUND FLOOR



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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1ST FLOOR



Tenure: Freehold
Council Tax Band: E

- INDIVIDUAL DETACHED HOME
- NO ONWARD CHAIN
- INTEGRAL GARAGE AND LARGE DRIVEWAY
- THREE BEDROOMS AND THREE BATHROOMS
- TWO RECEPTION ROOMS
- GENEROUS PLOT TO INCLUDE GARDEN AND MEADOW
- WALKING DISTANCE TO HIGH STREET
- EPC RATING C - COUNCIL TAX BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.