



The Cypress, Shoreham Lane, St. Michaels, TN30 6EG

£850,000



Spacious detached five-bedroom family home offering four reception rooms, three bathrooms, double garage and private gardens, located on a lane position in the popular village of St Michaels, within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers an entrance hall with tiled floor, stairs to first floor and doorway leading to a cloakroom with WC and handbasin. A further doorway leads to a modern double aspect kitchen/breakfast room with tiled floor, fitted with a range of high gloss wall and base units, central island with attached breakfast table, range cooker with extractor above and space for a dishwasher and American fridge freezer, with neighbouring utility room. The ground floor also boasts four reception rooms including a study, dining room, sitting room with French doors out to the rear garden and feature log burning stove, and a second sitting room with further French doors out to the garden.

Stairs lead up to a generous landing leading on to the master bedroom with built in storage, dormer window and en-suite with shower and bath, three further double bedrooms all with built in wardrobes, a fifth bedroom with rural outlook, a fully tiled family bathroom with suite comprising of bath, walk in shower cubicle, double pedestal basins and WC and a further shower room.

Externally, the property features three well established garden areas. To the front, the driveway provides off-road parking leading to a detached double garage with gates leading to a large lawn area with many established trees and shrubs and timber shed and an additional gate to the front garden with walled and hedged boundary, lawn, established planting and pathways leading to the front door and round to the side of the property, leading to a mature and private rear garden with lawn, paved patio area and established beds of shrubs and trees.

The property is located on a quiet lane within easy access to the village of 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, a leisure centre 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, with bus services to the nearby grammar schools in Ashford.

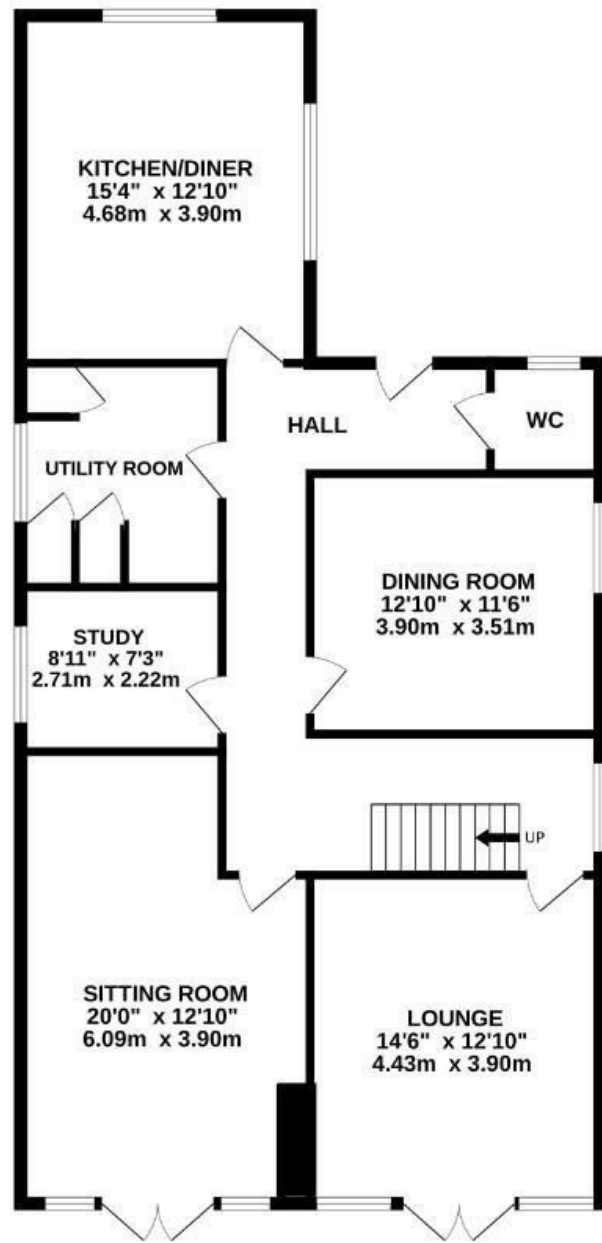
The property is within easy access two popular golf courses, Tenterden Golf Course and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn or Ashford International and the high-speed service to London St Pancras (a journey of approx. 37 minutes).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

Tenure – Freehold
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 8mb – 1000mb
Mobile Phone Coverage – Good
Flood Risk – Very Low

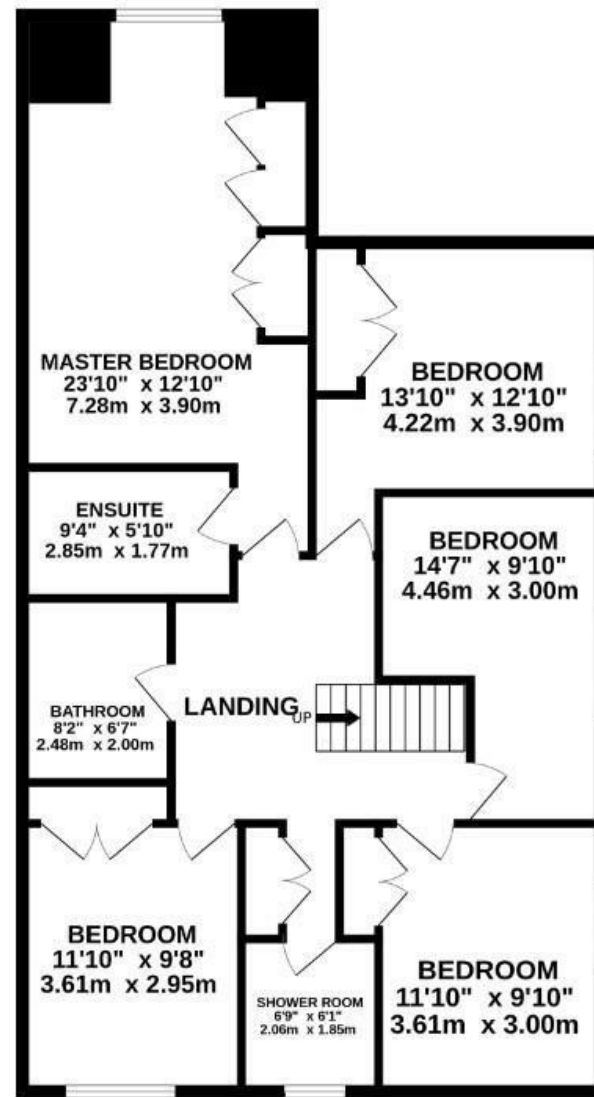




GROUND FLOOR



1ST FLOOR



Tenure: Freehold
Council Tax Band: G

- DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- FOUR RECEPTION ROOMS
- THREE BATHROOMS
- PRIVATE GARDENS
- DOUBLE GARAGE & DRIVEWAY
- QUIET LANE POSITION
- COUNCIL TAX BAND G - EPC RATING TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

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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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.