





2 Barnfield, St. Michaels, TN30 6NH

Asking Price £865,000



Deceptively spacious four-bedroom detached family home with double garage offering flexible accommodation with opportunity for an internal one-bedroom annexe and approved planning for further development of the home, positioned on an acre of mature gardens and woodlands, situated in a quiet cul-de-sac within easy access to local primary and secondary schools and the picturesque tree-lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to ground and second floor and useful cloakroom with WC, leading to a triple aspect sitting room with large sliding doors out to the balcony offering access out and views over the garden and woodland. A doorway leads through to the striking kitchen/dining room, recently installed with a range of stylish grey shaker style wall and base units and a complementing navy central island with butler sink, all finished with white quartz worksurfaces and featuring an integrated fridge freezer, dishwasher, wine fridge and range cooker with extractor above. The room boasts two further sets of sliding doors offering unspoilt views over the garden and woodland. A side doorway proceeds out to the balcony with rear access to the double garage and a further doorway leads back to the entrance hall with access to an additional reception room currently used as a study.

Stairs down to the ground floor offer access to a generous reception room, bedroom and bathroom which provides an ideal opportunity for use as an annexe but equally a fantastic flexible space for multiple uses such as a home gym or family room.

The second floor offers two equally generous bedrooms, both with built in cupboards and further eaves storage, a third double bedroom with views over the garden, and a stunning newly installed bathroom with suite comprising of a walk-in shower, freestanding bath, WC with concealed cistern and wall mounted basin, finished with brass fittings and dark tiling and flooring.

Externally the property offers a driveway leading to a double garage with two up and overs doors and front garden with mature shrubs. The one-acre rear garden includes mature well stocked woodlands and offers a large balcony with views over with a lawn area. The decked balcony has been recently replaced with a composite structure and offers the perfect entertaining space. Planning approval has been granted for further development including extending to add an additional bedroom and bathroom. Ashford Borough Council Planning Application Ref: 21/00990/AS.

This wonderful family home is situated in a very quiet and private cul-de-sac located off a desirable road within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.





Barnfield is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with saltwater 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 departs 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.

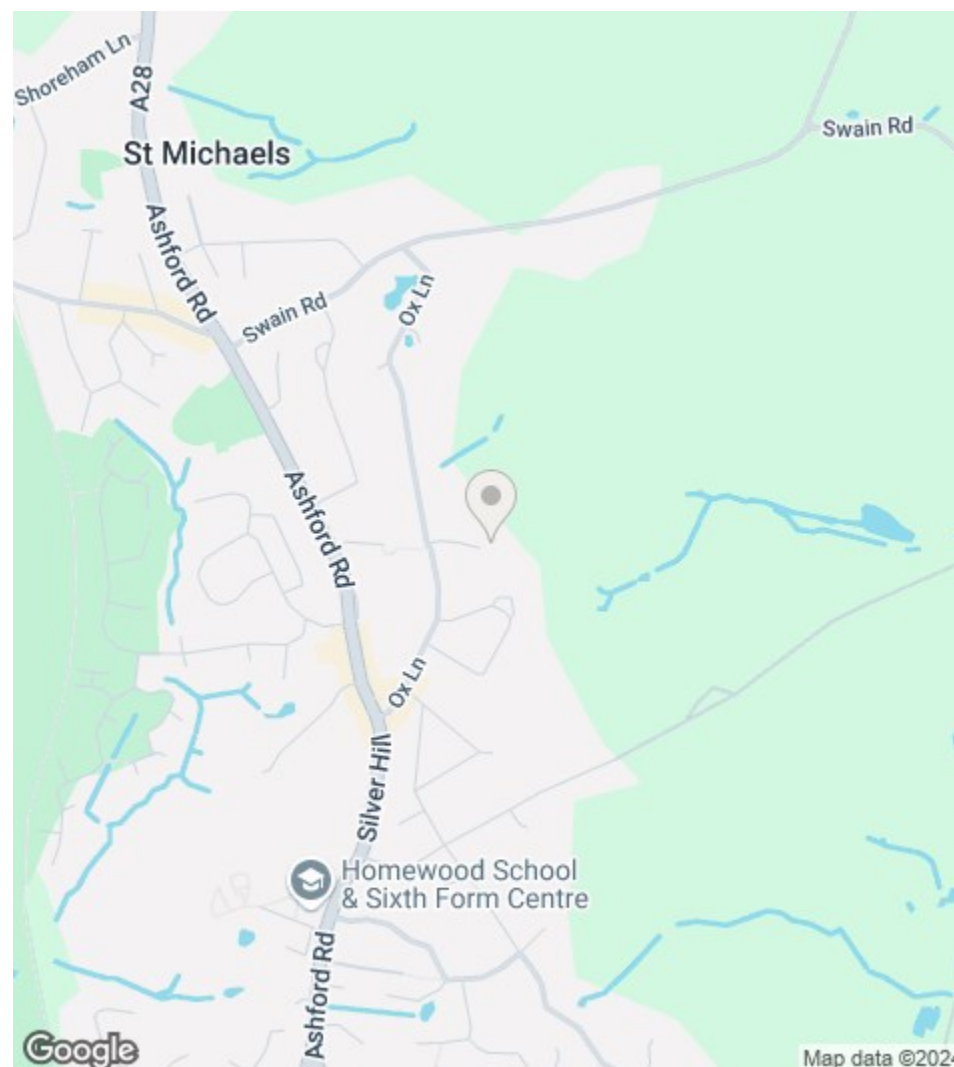
Tenure - Freehold

Services Mains electricity, water, drainage and gas.

Broadband – Average Broadband Speed 15mb – 54mb

Mobile Phone Coverage – Okay – Good

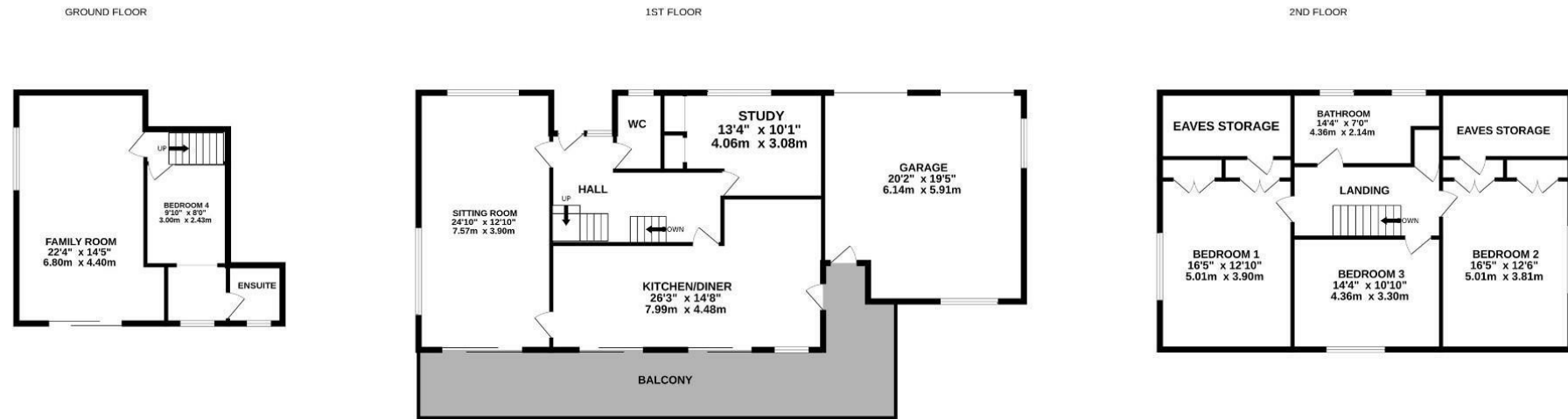
Flood Risk – Very Low





Tenure: Freehold  
Council Tax Band: G

- FOUR BEDROOM TWO BATHROOM DETACHED FAMILY HOME
- PLANNING APPLICATION APPROVED FOR FURTHER DEVELOPMENT
- FLEXIBLE ACCOMMODATION WITH INTERNAL ANNEXE POTENTIAL
- QUIET CUL-DE-SAC LOCATION
- DRIVEWAY AND DOUBLE GARAGE
- LARGE MATURE ONE ACRE GARDEN WITH WOODLAND
- EPC TBC
- COUNCIL TAX BAND G



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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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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