





# The Paddock, Ox Lane, St. Michaels, TN30 6NQ

Guide Price £900,000 - £950,000



GUIDE PRICE £900,000 - £950,000. Stunning modern Kent Barn style detached property with striking double height entrance and open plan kitchen/family room with vaulted ceiling, three further reception rooms, four bedrooms and three bathrooms, with further scope for additional bedrooms or annexe accommodation, situated on a popular lane in the village of St. Michaels and within easy access to local primary and secondary schools and the picturesque tree-lined High Street of Tenterden.

The accommodation offers a striking double height entrance hall with stairs to first floor, open onto a beautiful double aspect kitchen with vaulted ceilings, views over the garden and sliding doors leading out to patio area. The kitchen is fitted with a range of modern high gloss units and Corian worksurface, complementing central island and a range of integrated appliances with space for an American style fridge freezer and dining table.

The flexible reception rooms include a double aspect sitting room to the rear of the property with sliding doors out to the patio, a spacious room to the front of the property, currently used a study with glazed double doors leading out to the front, and a cinema room offering scope to be a fifth bedroom, with adjacent shower room.

The first floor offers a generous galleried landing, a room in itself, and leads on to the master bedroom with built in wardrobes and spacious en-suite comprising of a bath, separate walk-in shower cubicle, pedestal basin and WC. The landing also leads to a guest bedroom with en-suite shower room, two further bedrooms with storage space and the family bathroom.

Externally, the rear garden boasts an extensive patio area ideal for entertaining with a raised lawn/meadow area with mown pathways and mature hedgerow boundaries. To the front of the property is a large in/out driveway offering ample parking, leading to a double garage with front and side door access.

Externally, the rear garden boasts an extensive patio area ideal for entertaining with a raised lawn/meadow area with mown pathways and mature hedgerow boundaries. To the front of the property is a large in/out driveway offering ample parking, leading to a double garage with front and side door access. The driveway features one exit directly on to Ox Lane and another into a private cul-de-sac.

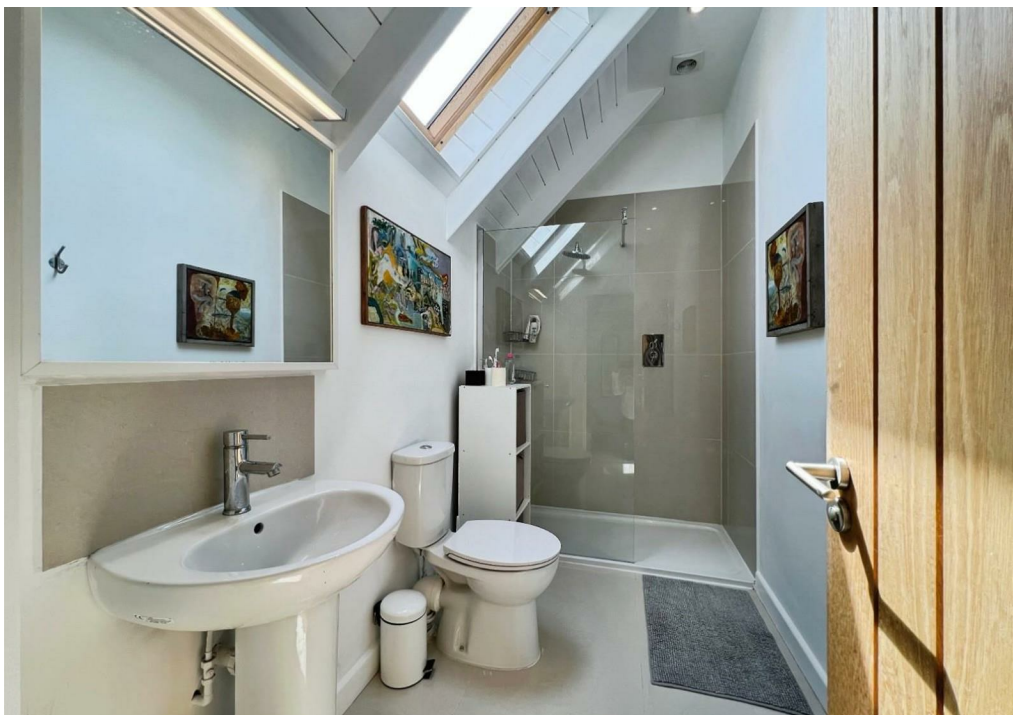
This wonderful family home is situated on desirable lane within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

The property 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 Beach Golf Club with saltwater spa.

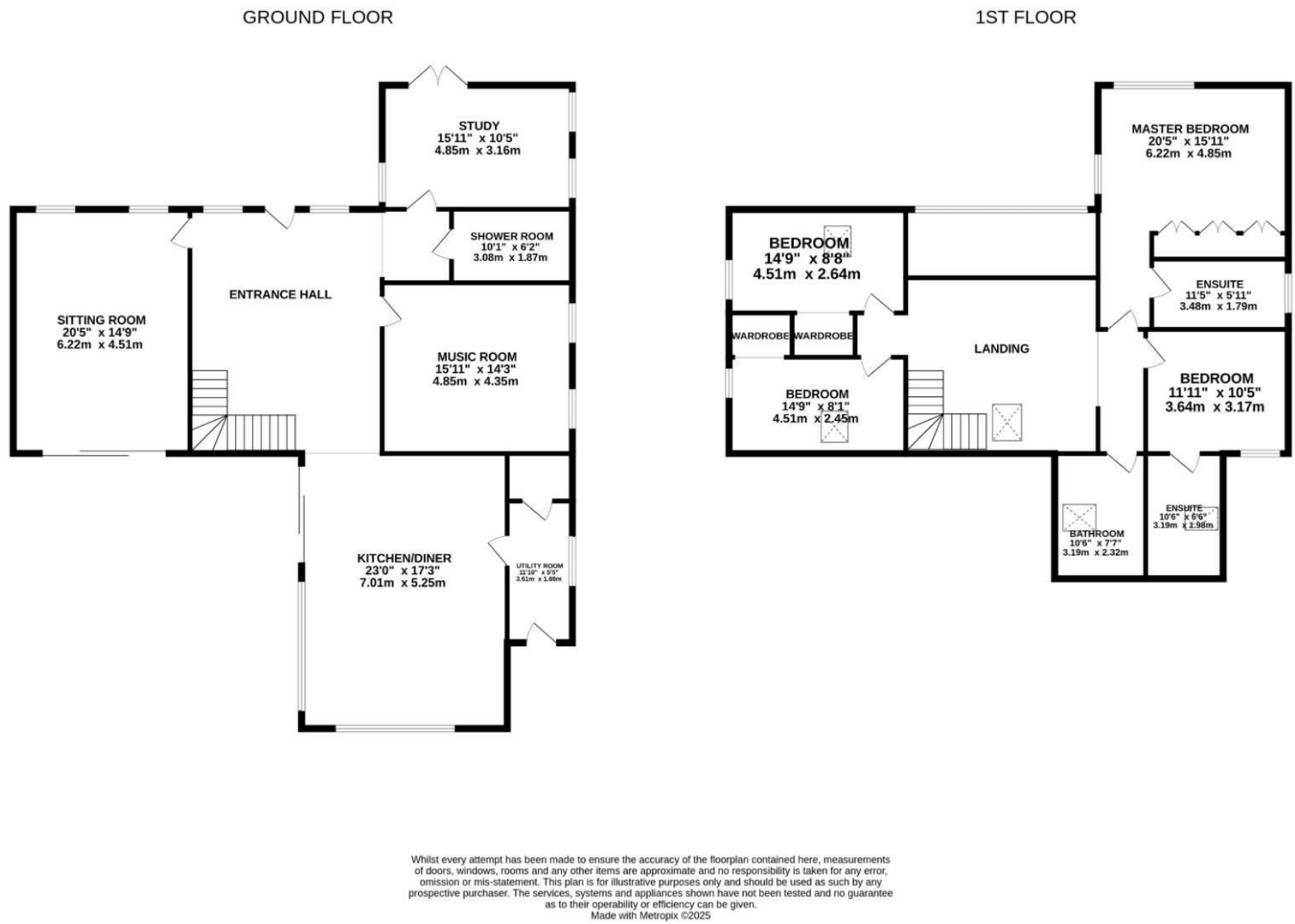
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.











- STUNNING MODERN DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/ FAMILY ROOM WITH VAULTED CEILING
- FLEXIBLE ACCOMMODATION WITH THREE RECEPTION ROOMS
- INTEGRAL ANNEXE POTENTIAL
- POPULAR LANE LOCATION
- LARGE IN/OUT DRIVEWAY AND DOUBLE GARAGE
- PRIVATE & SUNNY GARDEN WITH LARGE PATIO AREA
- COUNCIL TAX BAND G - EPC RATING B

TENURE - FREEHOLD

COUNCIL TAX BAND G

SERVICES – MAINS ELECTRICITY, WATER, DRAINAGE AND GAS

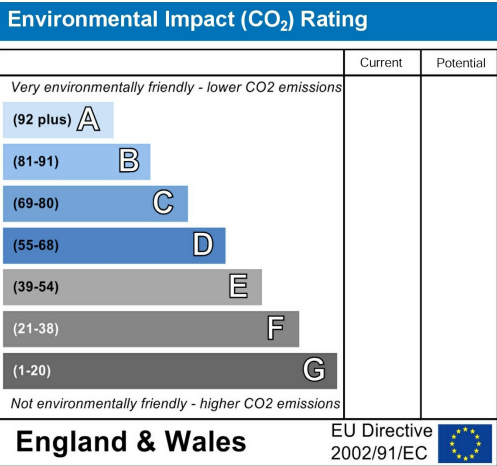
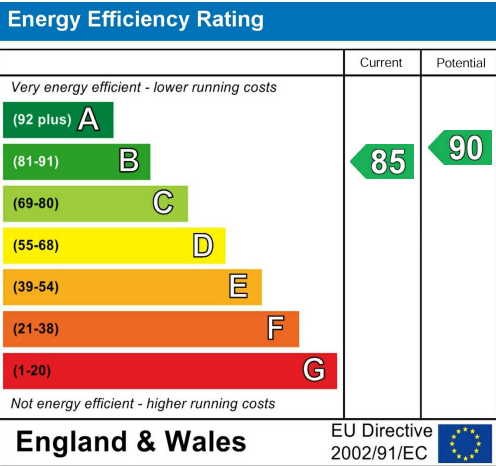
CENTRAL HEATING.

UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR

BROADBAND – AVERAGE BROADBAND SPEED 8MB – 1800MB

MOBILE PHONE COVERAGE – OKAY – GOOD

FLOOD RISK – VERY LOW



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.