



Barima, Ox Lane, St. Michaels, Tenterden, TN30 6PE

Guide Price £950,000 - £1,000,000



GUIDE PRICE £950,000 - £1,000,000. Substantial modern five-bedroom detached family home incorporating a self-contained integral one-bedroom annexe, open plan kitchen/dining room, four further double bedrooms and two en-suites, with a large garden, double garage and generous driveway, located on a desirable lane within easy reach of both St. Michaels village and Tenterden High Street.

This stylishly presented family home offers accommodation including an attractive entrance hall with panelled wall detail, stairs to first floor, storage cupboard and doorways leading through to the integral annexe, a useful utility room with access to a cloakroom with WC, and a generous sitting room with window overlooking the front, panelled walls and feature log burner with glazed double doors leading through to the spacious open plan kitchen/dining room, where the panelled wall detail continues. The kitchen is fitted with a range of handleless high gloss wall and base units with complementing worksurfaces and integrated appliances including dual ovens, induction hob with extractor above, dishwasher and fridge freezer. The double aspect dining area features a fully glazed wall with French doors overlooking and providing access out to the garden.

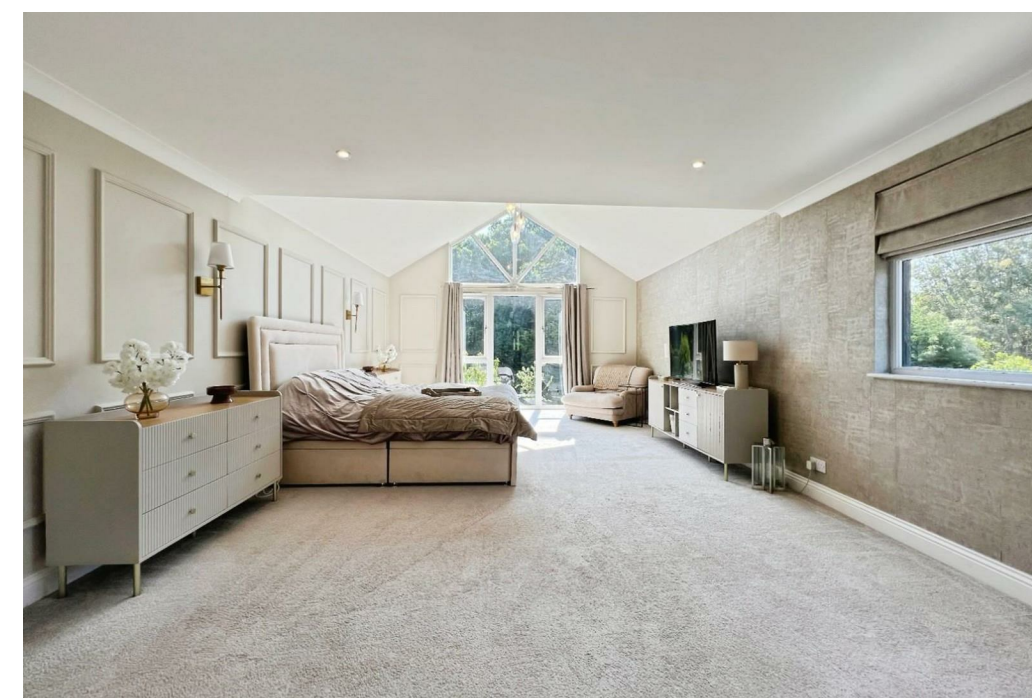
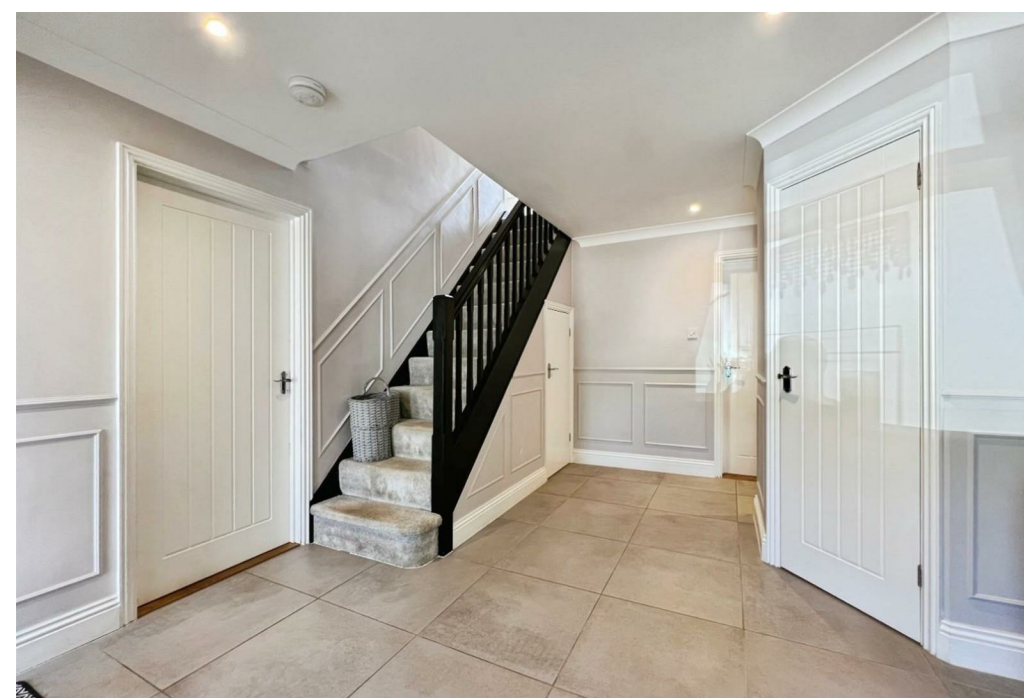
The first-floor accommodation boasts a striking master bedroom suite with full height picture window overlooking the garden and woodland beyond, with dressing room and en-suite and a second bedroom, also with full height glazing and en-suite. The hall also leads on to a further two large bedrooms, one with built in wardrobes, and the family bathroom with suite comprising of a free-standing bath, walk in shower, wall mounted basin with vanity storage beneath, heated towel rail and WC.

The property also features an integral one-bedroom annexe with its own separate entrance and accommodation including a bright open plan kitchen/living/dining area with modern high gloss kitchen and integrated appliances with doorway leading through to a well-proportioned double bedroom with dressing room and en-suite shower room.

The garden is a particular feature of the property and offers a generous patio area ideal for entertaining, with large lawn area and woodlands to the rear. There is a double garage with side access and a large, gravelled driveway offering ample off-road parking.

The property 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.

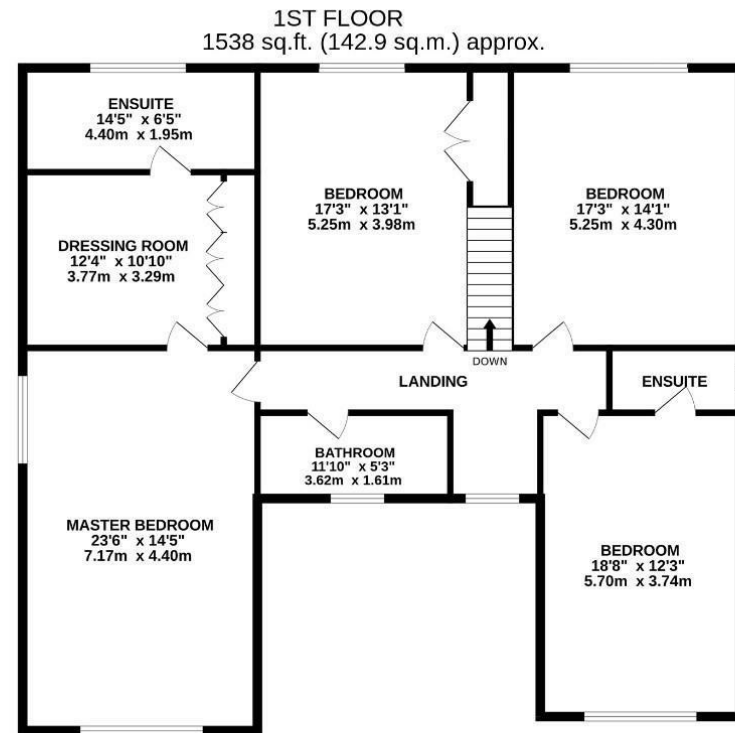
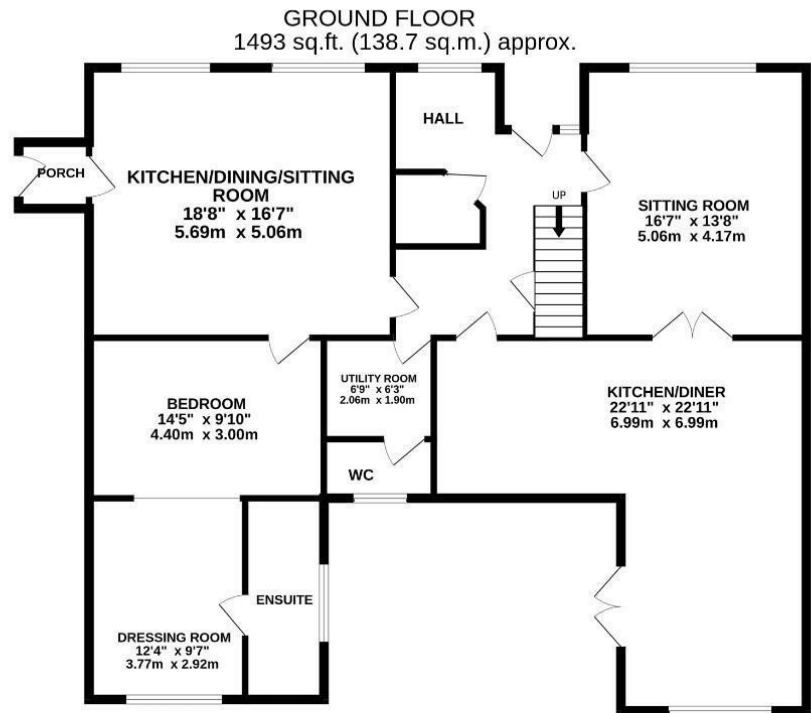
The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London 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.







TENURE – FREEHOLD
 COUNCIL TAX BAND G
 ANNEXE COUNCIL TAX BAND A
 SERVICES – MAINS ELECTRICITY, WATER, DRAINAGE AND GAS
 CENTRAL HEATING.
 BROADBAND – AVERAGE BROADBAND SPEED 8MB – 1800MB
 MOBILE PHONE COVERAGE – OKAY – GOOD
 FLOOD RISK – VERY LOW



TOTAL FLOOR AREA : 3032 sq.ft. (281.6 sq.m.) approx.
 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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- SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME
- THREE EN-SUITES AND FAMILY BATHROOM
- GENEROUS REAR GARDEN BACKING ON TO WOODLAND
- DOUBLE GARAGE AND LARGE DRIVEWAY
- INTEGRAL ONE BEDROOM ANNEXE
- POPULAR LANE LOCATION
- CLOSE TO VILLAGE AMENITIES & SCHOOLS
- EPC RATING B

| 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 | |

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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