



Windmill Bank, Cranbrook Road, Tenterden, TN30 6UN

Offers in the region of £1,000,000



Stylish and unique detached family home offering four-bedrooms, two reception rooms and a substantial detached outbuilding, positioned on a 2.5 acre plot enjoying an elevated position with striking views over the surrounding countryside, located only a short drive from the High Streets of both Tenterden and Cranbrook.

The accommodation offers a spacious entrance hall with mid-century features that are prominent throughout the home. Stairs lead up to first floor with storage beneath and doorways lead on to a useful cloakroom with WC, kitchen/breakfast room, the dining room and the living area.

The living room and dining room offer a light filled open plan space, maximised by the large picture windows that provide far reaching views over the valley. The room also boasts a snug area with log burning stove.

The kitchen/breakfast room is fitted with a range of oak wall and base units with complementing stone worksurfaces, integrated dishwasher, double oven and electric hob with extractor above with further doorway leading to a utility room. Planning permission was previously granted (lapsed) for a two-storey extension on the rear side of the home which would offer scope to extend the kitchen.

The first floor offers a generous master bedroom with double aspect views and fitted wardrobes, two further good-sized double bedrooms, and a good size single. The landing also leads on to the family bathroom with suite comprising of bath, sink with vanity beneath and WC, and a useful separate shower room.

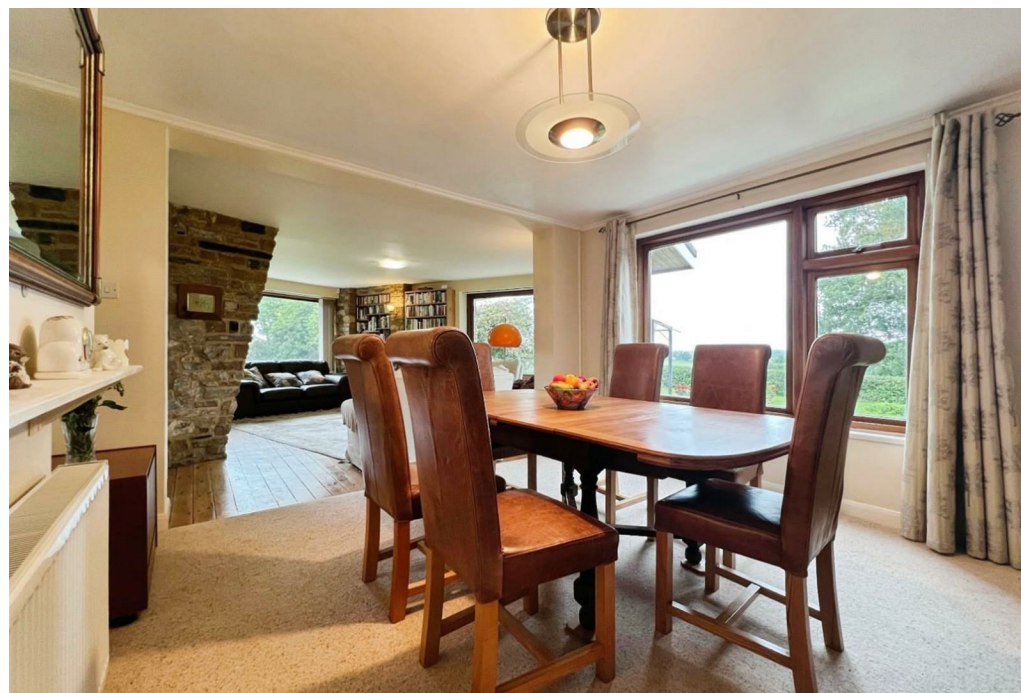
Externally the property is positioned on an elevated plot of approximately 2.5 acres (tbv) with unspoilt and far-reaching views across the valley. The plot is divided into areas of lawned garden with ornamental pond and attractive terrace, an ideal area to entertain and enjoy the views, and former grazing land with animal shelter, now a wild meadow providing home to an abundance of wildlife.

To the front of the property is a large, gravelled driveway offering ample space for off road parking. A second driveway leads to a substantial outbuilding currently used as garaging and workshop with a large space to the first floor, which offers great scope for conversion subject to the necessary permissions.

Windmill Bank is situated within easy access to the picturesque High Streets of Tenterden and Cranbrook. Both towns offer comprehensive shopping including Waitrose, Tesco supermarkets and many pubs, restaurants and independent stores.

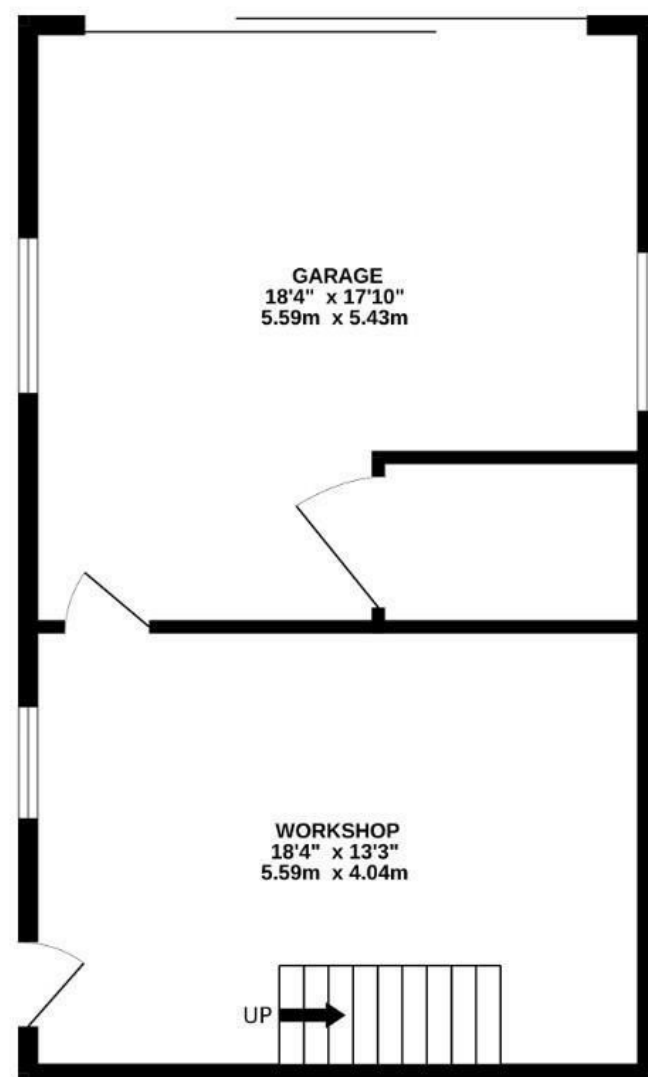
This wonderful home is ideally situated for a range of local primary and secondary schools in the area including the girls' and boys' grammar schools in Ashford, as well as a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronan's and Benenden.

Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where Eurostar trains depart for the continent, as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes).

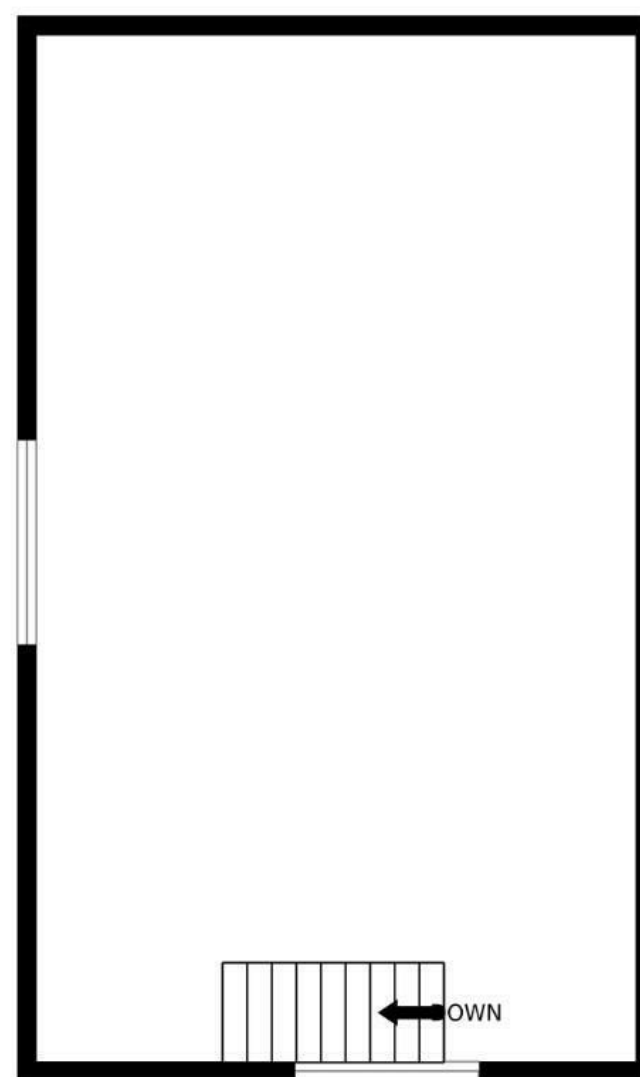




GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.7 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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UNIQUE DETACHED FAMILY HOME
STYLISH MID-CENTURY FEATURES
FOUR BEDROOMS
TWO RECEPTION ROOMS WITH ELEVATED VIEWS
APPROX. 2.5 ACRE PLOT WITH STRIKING VIEWS
SUBSTANTIAL TWO STOREY OUTBUILDING
LARGE DRIVEWAY

TENURE – FREEHOLD
COUNCIL TAX BAND – G
EPC RATING - TBC
SERVICES – MAINS WATER AND ELECTRICITY, PRIVATE DRAINAGE
HEATING – OIL FIRED CENTRAL HEATING
BROADBAND – AVERAGE BROADBAND SPEED 6MB – 1800MB
MOBILE PHONE COVERAGE – GOOD
FLOOD RISK – VERY LOW

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		
	49	69
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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