



Tanyard Oast, Plummer Lane, Tenterden, TN30 6TU

Offers in excess of £1,250,000



Stunning unlisted detached Oast offering five bedrooms, three bathrooms and three reception rooms, positioned on a generous plot with striking views, large driveway and double garage with storage above, benefitting from mains services and located only a short walk from the tree lined High Street of Tenterden.

The accommodation boasts an array of character features with stunning timber beams throughout. The impressive entrance hall leads on to a useful utility room with WC, storage units, sink and space for appliances, a study with inglenook fireplace, and a generous dining room with views to the front and French doors leading out to the terrace. The dining room opens onto the sitting room with impressive inglenook fireplace and stove with dual windows offering views to the side.

The hall also leads through to the kitchen which is open onto a dining area located in the roundel, a wonderful space for entertaining with views to the front. Exposed brick and timbers beautifully compliment the kitchen which is fitted with a range of traditional shaker style wall and base units, granite worksurfaces, integrated dishwasher, gas fuelled Aga with separate electric oven and space for an American style fridge freezer.

Stairs lead up to a spacious landing with a wealth of exposed timbers and leads on to the master suite located in the roundel, with access out to a balcony enjoying far reaching views, en-suite bathroom and staircase leading up to a dressing room. The first floor also offers a guest room with far-reaching views and an en-suite bathroom, three further double bedrooms and a fully tiled family bathroom with suite comprising of a corner bath, walk in shower cubicle, sink with vanity storage beneath and WC.

Externally, the property is positioned in a peaceful lane location within walking distance to the High Street. Set on a generous, recently extended plot, the grounds wrap the property offering various areas to enjoy.

To the front, the property is approached via a five-bar gate and the driveway sweeps through a large lawned area bordered by post and rail fencing, leading to an extensive parking area and the double garage with full height storage above. Wrought iron double gates lead to a private and secluded space to the rear of the property which continues round to the far side, a recently extended area with patio and doorway leading into the kitchen.

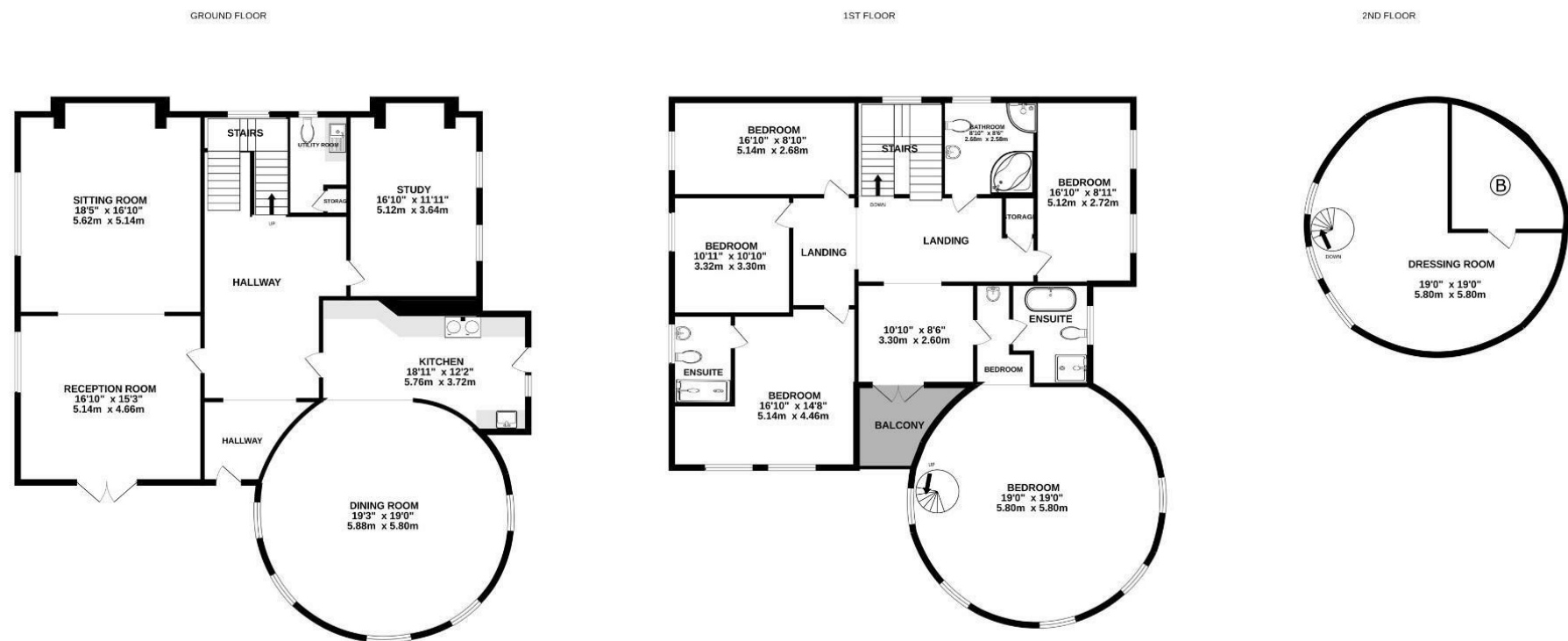
Tanyard Oast is situated within easy access to the picturesque High Street of Tenterden which offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs, restaurants and independent stores.

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).



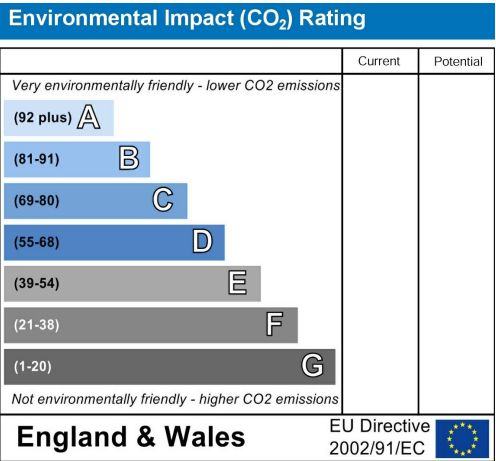
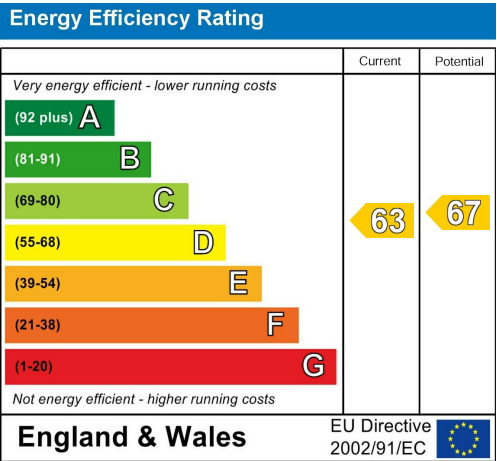




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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STUNNING UNLISTED DETACHED OAST
 ATTRACTIVE CHARACTER FEATURES
 FIVE BEDROOMS & THREE BATHROOMS
 THREE RECEPTION ROOMS
 DOUBLE GARAGE WITH STORAGE ABOVE
 GENEROUS PLOT WITH RURAL VIEWS
 LARGE DRIVEWAY

TENURE – FREEHOLD
 COUNCIL TAX BAND – G
 EPC RATING - D
 SERVICES – MAINS WATER AND ELECTRICITY
 HEATING –GAS FIRED CENTRAL HEATING
 BROADBAND – FULL FIBRE 100MBPS
 MOBILE PHONE COVERAGE – 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.

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