



**4 Eastgate Road, Tenterden, Kent TN30 7AH**

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**Offers in excess of £700,000**

**An attractive detached property located on one of the most sought after roads in Tenterden benefitting from spacious living accommodation with light and bright rooms ideal for modern day living and entertaining.**

**There is the benefit of off road parking and a good size, mature rear garden with a Summerhouse ideal for a number of different uses. Tenterden High Street is within easy reach offering a wide range of shops, schools and facilities to suit all tastes along with a popular leisure centre and a regular bus service. For those who commute, there are mainline stations at nearby Headcorn and Ashford International and for nature enthusiasts the town is surrounding by countryside providing miles of rural walks to enjoy.**

- Charming neo-Georgian style four bedroom detached house
- Spacious and versatile accommodation with flexible layout
- Large reception rooms ideal for entertaining and generous bedrooms
- Perfect for family living and modern day life
- Good size mature garden with summerhouse
- Off road parking space to the front
- Popular residential location in this historic town
- Wide range of shopping facilities, schools and amenities closeby
- Mainline stations at Headcorn and Ashford International
- Many rural walks to be found in the surrounding countryside

**SITUATION:** Tenterden High Street is well known for its abundance of independent shops, cafes and restaurants together with a comprehensive range of national High Street shopping names, leisure and health facilities. Tenterden is also home to the famous Kent & East Sussex Railway with steam trains running to nearby Bodiam Castle and there are many rural walks to be enjoyed in the surrounding countryside. There is a wide range of excellent state / independent schools including well regarded primary, junior and secondary schools within walking distance. Headcorn Station offers services taking about an hour and Ashford International station has the high-speed service to St Pancras (about 37 minutes). Tenterden is served by several bus routes.

**WARNERGRAY 13 EAST CROSS, TENTERDEN TN30 6AD 01580 766044**



**THE ACCOMMODATION COMPRISES THE FOLLOWING WITH APPROXIMATE DIMENSIONS :**

Front door opening into a welcoming **ENTRANCE HALL** with stairs to the first floor, doors to the sitting room and dining room and access to the conveniently placed **CLOAK-ROOM** with low level w.c. and wash hand basin.

**SITTING ROOM** 21' 1" x 14' ( 6.43m x 4.27m ) A large spacious, triple aspect room with windows to the front and side and access via French windows to the rear garden.

**DINING ROOM** 11' 2" x 10' 1" ( 3.40m x 3.07m ) A charming room with feature bay window overlooking the rear garden.

**KITCHEN** 11' x 9'5. A well equipped kitchen with range of worksurfaces with drawers and cupboards below and matching wal units. Hob with extractor above, built in oven and fridge / freezer. Space for additional appliances. Sink unit with mixer tap. Window to rear. Door to :

**UTILITY ROOM** 7' 9" x 7' 8" ( 2.36m x 2.34m ) which is a very useful room with door to the garden. Further worktop space and sink unit, ample storage cupboards and space for further appliances. Door to

**STUDIO / STUDY** 15' 1" x 9' 5" ( 4.60m x 2.87m ) which is a spacious and versatile room which could suit a number of purposes with window to the front and sliding glazed patio doors to the side courtyard garden. Built in cupboards.

**FIRST FLOOR LANDING** A generous landing with access to the second floor and doors to :

**BEDROOM 1** 13' 5" x 9' 9" ( 4.09m x 2.97m ) a double aspect bedroom overlooking the rear garden, built in wardrobe and access to the:

**EN-SUITE BATHROOM** fitted with stylish eye-catching décor and a white contemporary suite with freestanding bath, wash basin and w.c.

**BEDROOM 2** 14' x 9' 5" ( 4.27m x 2.87m ) Window to the front.

**BEDROOM 3** 12' 5" x 12' ( 3.78m x 3.66m ) Windows to the side and rear garden.

**SHOWER ROOM** a well appointed suite with large walk in shower cubicle, wash basin and low level w.c. Attractive tiled walls. Window to the rear.

**SECOND FLOOR** 24' 2" x 12' 4" ( 7.37m x 3.76m ) maximum. Dormer windows providing natural light.

**OUTSIDE** Externally, the property features off-road parking space to the side and an area of front garden with pathway to the front entrance. Gate to one side leads to the courtyard which gives access into the studio / family room.

The rear garden is mainly lawned with paved terrace area being surrounded by mature plants, shrubs, and trees, providing a great opportunity for gardening enthusiasts to make their own. Additionally, there's a Summerhouse, which is split into two sections: one designed for outdoor living and the other serving as a useful store. This versatile space could easily be used as a home office, gym, children's playroom, or simply as a place to unwind and entertain.

**SERVICES** Mains water, electricity, gas and drainage. EPC : D  
Local Authority : Ashford Borough Council.

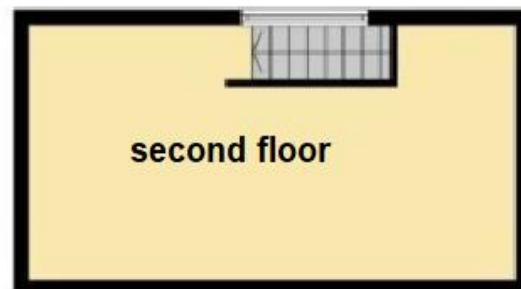




**Ground Floor**



**First Floor**



**Second Floor**

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