

Warner Gray

9 Beacon Walk,
Tenterden, Kent TN30 6SF



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Guide Price : £565,000

Beautifully presented 4 bedroom / 2 bathroom detached home with pretty gardens, integral garage and driveway, tucked away in a sought after cul-de-sac just a short walk from Tenterden town centre.

This lovely property offers the rare opportunity to enjoy a quiet residential setting without sacrificing convenience, making it equally appealing to families, down sizers or those seeking a well-connected lifestyle.

Inside, the house has been thoughtfully arranged to create a series of light, practical and inviting spaces, where every detail feels carefully considered and everything has its place. The interiors have a subtle mid-century influence, with clean lines, warm natural tones and a calm, uncluttered aesthetic that gives the house a distinctive sense of style while remaining comfortable and highly liveable.

Outside, delightful landscaped gardens provide a private and tranquil setting, creating a seamless extension of the living space and somewhere to relax, entertain or simply enjoy throughout the seasons. An integral garage and private off-road parking complete the picture, while the property's enviable location means shops, cafés, schools and everyday amenities are all within easy walking distance.

SITUATION: 9 Beacon Walk is situated in a tucked away position towards the end of a private cul-de-sac, just a short walk from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several buses to the surrounding towns and villages.



The front door opens into a spacious and welcoming entrance hall, immediately giving a sense of the generous proportions found throughout the house. A particularly useful full-height cloaks cupboard provides excellent storage for coats, shoes and everyday essentials, while there is ample space beneath the stairs for freestanding furniture or even a piano. A smartly fitted cloakroom is conveniently positioned just off the hall.

The sitting room is a light and comfortable reception space, centred around an attractive brick fireplace that creates a natural focal point. Smoked glass sliding doors open through to the dining room, allowing the two rooms to be used either independently or as one larger entertaining space. The dining room is perfectly suited to family meals and more formal occasions alike, with sliding patio doors leading into the conservatory beyond. Reflecting the thoughtful design found throughout the house, even the adjustable pendant light above the dining table has been carefully considered, allowing it to be positioned centrally or moved towards the wall depending on how the room is being used.

The conservatory enjoys lovely views over the garden and provides a versatile additional reception room, equally suited to relaxing with a book, enjoying breakfast or entertaining friends throughout the year.

The kitchen is fitted with an extensive range of quality units and integrated appliances, complemented by generous work surfaces and a breakfast bar for informal dining. Cleverly planned storage makes full use of every available inch, creating a space that is both highly practical and a pleasure to use. Adjoining the kitchen is a useful utility area, providing additional storage and appliance space together with direct access to both the rear garden and the integral garage.



Upstairs, the spacious landing incorporates a large airing cupboard and access to the loft, continuing the excellent provision of storage found throughout the property.

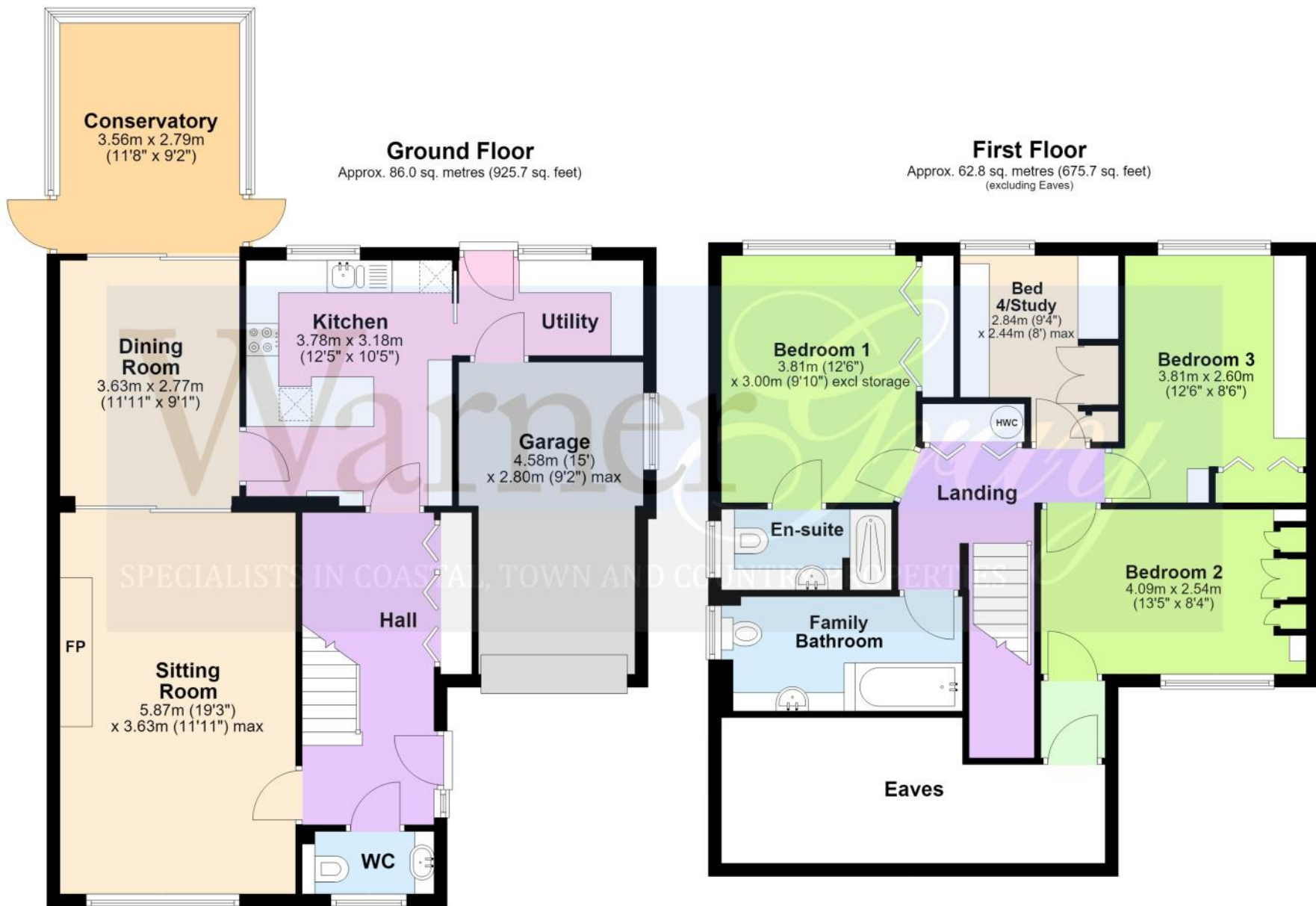
The principal bedroom enjoys far-reaching views towards the North Downs through a large picture window and benefits from a comprehensive range of built-in wardrobes together with a well-appointed en suite shower room. There are three further bedrooms, two of which are generous doubles with excellent built-in storage. The fourth bedroom is currently arranged as a study and features a cleverly concealed pull-down bed, allowing it to adapt effortlessly as guest accommodation when required. These bedrooms are served by a spacious family bathroom which offers scope to incorporate a separate shower enclosure should a purchaser wish to reconfigure the layout.

One of the property's standout features is its exceptional storage. Numerous built-in cupboards, easily accessible eaves storage and carefully planned cabinetry ensure there is a place for everything, making this a home that is as practical as it is attractive.

Outside, a brick-paved driveway provides off-road parking and extends to the front of the integral garage. To the rear, the beautifully landscaped garden is a delightful extension of the house, offering a high degree of privacy together with mature planting, well-stocked borders and seating areas that can be enjoyed throughout the seasons. Deceptively spacious, the garden has clearly been designed for both relaxation and entertaining. Subject to the necessary planning consents, there is also potential to extend the property to the side, adjacent to the dining room, should additional accommodation ever be required.

Services Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: F. Location Finder: [what3words: ///sublime.putty.allies](#)





Total area: approx. 148.8 sq. metres (1601.4 sq. feet)

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