Warner Gray



75 Colonel Stephens Way, St Michaels, Tenterden, Kent TN30 6EW

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Guide Price £475,000

A detached 4 bedroom property with south east facing garden, garage and parking, enjoying a convenient location on a sought after development within walking distance of Tenterden and St Michaels.

This comfortable home offers well-proportioned accommodation throughout, providing practical and easy to live in space suited to a range of buyers.

The layout is straightforward and functional, making it a pleasant property for everyday living. Outside, there are two manageable size garden areas, ideal for those looking for outdoor space without the burden of extensive upkeep.

A detached garage offers useful storage or parking, and the driveway provides off-street parking for up to two vehicles.

The property is situated in a popular cul-de-sac location, offering a quiet residential setting. Nearby is the old steam railway line and surrounding open countryside, where a variety of enjoyable walks can be found.

Local amenities are conveniently within walking distance, adding to the appeal of the location, while the historic town of Tenterden, with its good range of shops, cafés and services, lies approximately 1.3 miles away.

The property is offered for sale with no onward chain.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

Tel. 01580 766044

email: info@warnergray.co.uk www.warnergray.co.uk







SITUATION This property is conveniently positioned between the centres of St Michael's and Tenterden, both of which are within walking distance and can be accessed along the old railway line that runs close to the property. St Michael's has a range of local amenities including a post office and convenience store, hardware shop, garage, hairdressers, take away, hotel with leisure facilities and spa, a renowned farm shop and well regarded primary and secondary schools. This house also benefits from being within the catchment for the Ashford Grammars.

For travel to London, Headcorn station offers services taking about an hour and Ashford has the high- speed rail link to St Pancras, which is a journey time of approximately 37 minutes. St Michael's is served by several bus routes to the surrounding towns and villages.

- • Attractive detached 4 bedroom , 2 bath / shower room property
- • Private enclosed part walled south east facing garden
- • Detached Garage / Driveway providing parking for 2 cars
- • Sought after location on popular residential development
- • Walking distance of centres of St Michael's & Tenterden
- • Wide choice of good local schools including Grammars
- • Mainline stations at Headcorn & Ashford (high speed)
- • Many good countryside walks on doorstep—
  - No onward chain

The accommodation comprises the following with approximate dimensions :

The front door opens into a good size ENTRANCE HALL from where stairs lead up to the first floor. Space for freestanding furniture and cloaks.

SITTING ROOM 19'2 x 10'6. A spacious, light double aspect room with space for both sitting and dining areas if desired. An Adams style fireplace with gas fire and stone hearth makes a focal point. Patio doors at the side bring in lots of natural light and give access to the garden beyond.

KITCHEN / BREAKFAST ROOM 10'10 x 9'7. A good size room that has room for a small table and chairs. Range of modern units with laminate worktops. One and a half bowl sink with drainer. Integrated NEFF fridge/freezer and dishwash-er. Eye level built-in NEFF oven and Bosch microwave. Four ring gas hob with extractor above. Door to utility. NB: It may be possible to open the kitchen up into the reception room at the front of the house currently set up as the dining room (subject of course to obtaining the necessary permissions).

UTILITY ROOM 6'5 x 5'1. A useful space with built in cup-boards matching those in the kitchen, worktop and sink with drainer.

Space and plumbing for stacked washing machine and dryer. Door to outside.

DINING ROOM 10'10 x 9'0. This very useful second reception room, currently set up as formal dining room, could serve a number of different uses including as a study, home office, play room, hobby room, snug or even downstairs bedroom. It may also be possible to open it up to the kitchen, subject to the necessary permissions.

CLOAKROOM Low level w.c.

FIRST FLOOR LANDING which gives access to the main bathroom and four bedrooms on this floor. Loft hatch.

BEDROOM 1 & EN-SUITE 11'7 x 10'10. Double bedroom with built-in storage and en-suite shower room. NB: Dimensions do not include en-suite.

BEDROOM 2 14'4 x 8'1. Double bedroom with built-in stor-age and windows to two sides.

BEDROOM 3 10'8 x 8'6. Double bedroom with large over stairs cupboard housing boiler. Windows to two sides.

BEDROOM 4 10'4 x 7'0. The smallest of the four bedrooms, this room would make an ideal nursery, children's room or study / home office.

BATHROOM Panelled bath with mixer tap and hand held shower attachment, pedestal wash basin and WC.

OUTSIDE The house is well spaced away from the other houses on the close. To the front, a driveway provides parking for two vehicles in front of the detached garage. A side gate on the other side of the house leads through to a small garden area, ideal for the storage of bins and for drying washing.

A path at the back of the house leads to an enclosed, very private and well maintained rear garden which is south east facing and part walled. Access to the garage can also be gained from the garden. There is also a greenhouse and shed.

SERVICES Mains: water, electricity, gas and drainage.

EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: F.

LOCATION what3words: ///popular.readjust.empire



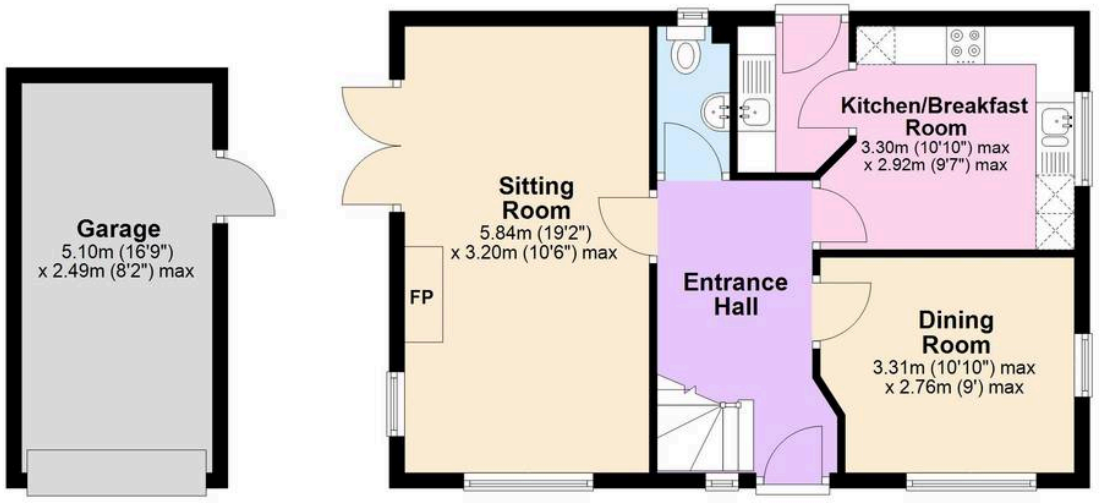






Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 115.8 sq. metres (

(1246.3 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.







