Warner Gray



3 Stace Close Beacon Oak Road, Tenterden, Kent TN30 6RP

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Offers in excess £695,000

This attractive detached 4 bedroom/ 2 bathroom home with large garden and double garage, sits in a quiet and discreet close just a short stroll from the heart of this charming Wealden town.

Offering just over 2,100 sq ft of flexible, well-proportioned accommodation, this lovely home presents a wonderful opportunity for a new owner to personalise the interiors and create a space perfectly suited to their own style. The generous plot also offers potential for extension to the rear, subject to the usual planning consents.

Set back from the road in a tucked-away position, the property enjoys a sense of privacy while remaining in the heart of the town and within easy reach of local amenities. It is approached via a gated driveway providing ample parking for several vehicles along with access to the attached double garage. To the rear, an unexpectedly large garden offers an ideal setting for family life, entertaining, or simply enjoying time outdoors.

Combining space, potential and a highly convenient location, this home must be viewed to be appreciated.

SITUATION: 3 Stace Close occupies a highly desirable position just a short walk from the High Street, renowned for its wide selection of independent shops, cafés and restaurants alongside a comprehensive range of national High Street retailers, leisure and health facilities. The area is well suited to families, with a choice of well-regarded schools within walking distance. Headcorn Station offers services to London in around an hour, while Ashford International provides high-speed links to London St Pancras in about 37 minutes. Tenterden is also well served by a number of bus routes to surrounding villages and nearby towns.

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- Attractive detached 4 bedroom/ 2 bathroom property
- • Generous accommodation circa 2,160 sq ft (inc. garage)
- • Potential to reconfigure or extend (subject to planning)
- • Surprisingly large enclosed mature garden to rear
- • Off-street parking / Attached double Garage
- • Set back, discreet location in small private close
- • Walking distance of High Street & all local amenities
- • Good choice of local schools including Ashford Grammars
- • Mainline stations at Headcorn & Ashford (High Speed link

Stace Close is a private cul-de-sac of just four individual homes, with this property enjoying a central position with-in the close.

To the front is a neatly lawned garden and generous parking for several vehicles, in front of an attached double garage. An EV charging point provides a welcome modern addition.

The house is approached via a covered open porch with a useful external storage cupboard, leading into a welcoming and well-proportioned ENTRANCE HALL with built-in storage and turned staircase.

Directly ahead, the KITCHEN overlooks the mature rear garden through a large picture window. Fitted with modern high-gloss white units arranged along three walls, it includes integrated appliances such as an eye-level Neff double oven and a Neff five-burner gas hob.

Adjoining the kitchen is a practical UTILITY / BOOT ROOM, ideal for keeping everyday life organised without encroaching on the main living spaces.

Next to the kitchen is the DINING ROOM, currently incorporating a home lift to the first floor.

This thoughtful feature offers excellent future-proofing, while the room itself could also be opened into the kitchen to create a more sociable open-plan space, subject to the necessary consents.

The SITTING ROOM sits at one end of the hallway and provides a comfortable and relaxing space, centred around a stone fireplace with inset gas fire. French doors open directly onto the garden, allowing for easy indoor-outdoor living.

In addition, there is a large, light-filled STUDIO space with garden access, offering excellent flexibility as a hobby room, studio, or occasional guest space, along with a cosy den / SNUG situated at the other end of the house.

A turned staircase leads to the FIRST FLOOR where there is a built-in airing cupboard and access to the loft.

The PRINCIPAL BEDROOM is positioned to the rear and benefits from a generous EN-SUITE SHOWER ROOM and extensive built-in storage.

TWO FURTHER DOUBLE BEDROOMS also offer built-in storage, while the FOURTH BEDROOM, currently used as a study, would make an ideal office, dressing room or nursery.

The lift from the ground floor opens into this room, enhancing the home's accessibility. A FAMILY BATHROOM completes the accommodation.

OUTSIDE

A generous rear garden unfolds behind the house, thought-fully designed to be both attractive and low maintenance. Artificial grass ensures year-round ease with no need for mowing, while mature ornamental trees create dappled shade and a pleasant sense of seclusion around the garden's edges. Close to the house, a slab-laid terrace provides an ideal spot for outdoor dining and entertaining. There is also plenty of room for outside storage, which currently includes a summer house and garden shed.

SERVICES : Mains: water, electricity, gas and drainage. Solar panels with payback. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: G.

LOCATION FINDER : what3words: ///rejoins.disposal.year

VIEWING by appointment through WarnerGray 01580 766044









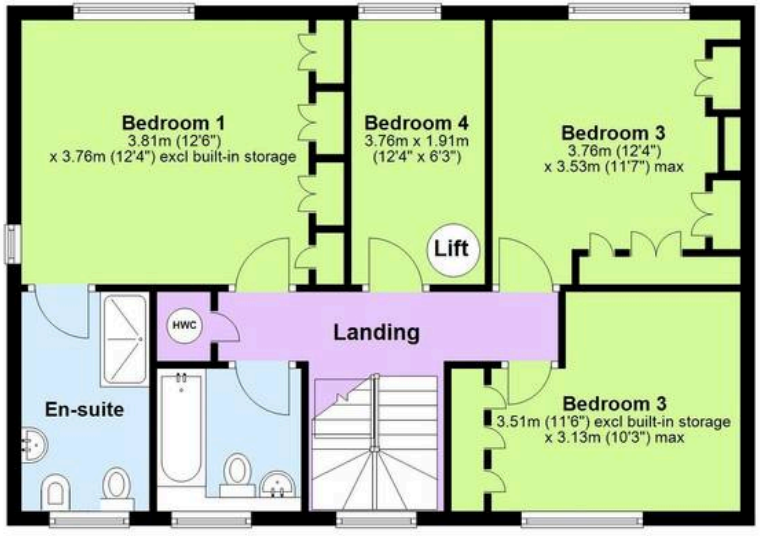
Ground Floor

Approx. 132.2 sq. metres (1423.1 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



Total area: approx. 200.7 sq. metres (2160.2 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.







