

Warner Gray



**Sixfields Cottage,
Sixfields Path, Tenterden, Kent TN30 6EX**

**Sixfields Cottage,
Sixfields Path, Tenterden Kent TN30 6EX
Price Guide : £750,000**

A rare opportunity to buy an extremely spacious detached four-bedroom single storey property in a highly desirable setting, just a short walk from the centre of Tenterden's historic high street. The property stands in secluded mature gardens with the benefit of a detached garage / workshop and a driveway providing off road parking.

Internally, the property provides light and bright accommodation with high ceilings that give an overall feeling of space with a versatile layout that will suit a range of lifestyles. There is a welcoming entrance hall with storage, a shower / cloakroom, a spacious 19' sitting room that opens via French doors onto the garden, a well-appointed 23' kitchen / dining room with integrated appliances, four good size bedrooms and a large family bathroom.

Set in a sought-after location on Sixfields Path, this unique property must be viewed to fully appreciate all on offer.

SITUATION Tenterden's historic tree-lined high street offers a wide range of shopping facilities including many small boutiques and antique shops, as part of a varied high street featuring many independent retailers, pubs and restaurants that sit side by side with larger national retailers including Tesco's and Waitrose supermarkets, all within walking distance. It is well served with the practicalities of life with a doctor's surgery, dentist, opticians, bank and a leisure Centre as well as many interesting clubs and societies. The also town boasts a number of local attractions and access to the wider Kent countryside and coast. A variety of educational opportunities exist in the area. There is a very active and supportive local community offering a wide range of groups and activities.

For transport links, Headcorn Station offers services to London taking about an hour. Ashford International has Eurostar trains to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages. Beautiful, rolling countryside encircles Tenterden and offers many rural walks and it is an ideal area for those seeking an active lifestyle.

13 EAST CROSS, TENTERDEN, KENT TN30 6AD
01580 766044 email : info@warnergray.co.uk

Warner Gray



The property is accessed through the front door into the large welcoming **ENTRANCE HALL** with fitted storage space ideal for coats, boots and shoes etc.

The **SHOWER / CLOAKROOM** with an obscure window to the front, offers a tiled shower cubicle, wash hand basin and w.c. and is conveniently placed just off the hallway.

The spacious **SITTING ROOM** is light and bright with plenty of room to entertain or relax with French doors that provide access to the secluded rear terrace and the garden which offers a perfect space for summer living. A brick feature fireplace provides a charming focal point for the room and cozy winter evenings, and to one end there is a good range of display shelves and useful storage cupboards.

The **KITCHEN / DINING ROOM** is at the heart of the home, a very good size double aspect room with windows to the front and rear garden and benefits from underfloor heating. The kitchen comprises a range of worktops, matching base / wall cupboards with under unit lighting, sink unit and built in appliances including a dishwasher, fridge freezer and oven. The dining area has a dedicated space for a dining table and chairs - overall this bright room is the perfect room for hosting, cooking and socializing. A door provides access to the garden.

The **FOUR BEDROOMS** are all a good size and offer flexibility to be used a study or additional reception rooms if desirable. All have windows overlooking the front or rear gardens.



The large **FAMILY BATHROOM** is fitted with a white suite and has built in cupboard with sliding doors housing the newly fitted boiler and washing machine and has a window to the front.

OUTSIDE The property is approached down a low traffic no through road, onto the driveway with a generous parking area. There is a detached **GARAGE** with double doors and a handy **WORKSHOP** and storage in the rear of the garage offering a very practical addition for DIY enthusiasts.

The paved garden boasts a pond, trellising with climbing plants, well-stocked shrub, vegetable and flower beds and ample space for seating. Side access past the kitchen leads to the secluded and attractive rear garden with lawn with deep flower borders and is a manageable space for gardeners or for relaxing and entertaining guests in the warmer months.

SERVICES Mains water, electricity, gas central heating and mains drainage.
Local Authority : Ashford Borough Council. (council tax band F). EPC Rating : C

DIRECTIONS Vehicular access is down Jacksons Lane, which is by the side of Webbs Ironmongery, follow this round to the left and then right into Sixfields Path and the property will be found along on the left hand side.

Pedestrian access can be found by path from High Street next to the nationwide building society which leads down to Sixfields Path.

VIEWING By appointment through Warner Gray 01580 766044



Ground Floor

Approx. 131.5 sq. metres (1415.9 sq. feet)



Total area: approx. 131.5 sq. metres (1415.9 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.



