

Warner Gray



**The Tower House,
27 Ashford Road, Tenterden, Kent TN30 6LL**

MULBERRY GARDENS

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Offers in excess of £1,150,000

Prime central location moments from Tenterden High Street, this distinctive home offers generous, flexible living, a secluded garden, far-reaching views, ample parking and a garage with studio above.

The Tower House occupies one of the most enviable positions in the heart of Tenterden, just moments from the bustling High Street, yet offers a rare combination of space, versatility, privacy and plentiful parking. Behind its beautiful Georgian facade lies a substantial and highly adaptable six bedroom / 4 bathroom home, complemented by a beautifully secluded garden of surprising scale, generous off-street parking, and a garage with studio accommodation above.

It is an unusual opportunity to enjoy the convenience of town-centre living without compromising on the qualities more often associated with a country property.

Architecturally, the house has a strong presence within the streetscape, its historic form and distinctive tower marking it out as a local landmark. The original Georgian structure is complemented by an Edwardian castellated tower, added in 1904, which gives the building its unmistakable silhouette. Local tradition holds that the tower was commissioned by the owner at the time, John Ellis Mace, for his French wife, so that on a clear day she might look across the Channel towards France. Whether entirely true or not, and whether France is in fact visible from the top, it remains a wonderfully romantic story that forms part of the house's character and folklore.

Once inside, period character is immediately evident, with generous ceiling heights, well-balanced proportions, sash and bay windows, original fireplaces and refined detailing throughout. A light-filled contemporary garden room opens directly onto the terrace, providing a striking contrast to the original house and creating a seamless connection between house and garden. One of the most unexpected and enchanting features is the lovely walled garden and the stunning far-reaching views beyond. Despite its central location, the garden feels wonderfully secluded, almost hidden away, and is of an impressive scale for a town centre setting, having been carefully landscaped and maintained.

Equally unusual for such a central position is the ample off-street parking that comes with the house. In addition to garaging within a substantial two-storey outbuilding, the property benefits from three designated spaces, all tucked behind secure shared electric gates. The outbuilding itself offers excellent scope for a variety of future uses, with garage and storage below and rooms above, ideal for conversion to ancillary accommodation, a studio, home office or a high-quality holiday let, subject to the necessary consents.

In every sense, The Tower House is a property of distinction. Prominent within Tenterden's architectural landscape, it combines scale, seclusion and excellent parking in a way rarely found in such a central location. It is a home of character and presence, and one that would be regarded as a privilege to own and steward into its next chapter.

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The accommodation at The Tower House unfolds across four levels, each space offering its own atmosphere and perspective, yet all connected by a strong sense of character, warmth and individuality. This is a house that feels both expressive and inviting, rich in colour, texture and thoughtful detail, where every room has been shaped not just for function, but for living well.

At its centre are two elegant reception rooms, a drawing room and sitting room, currently open to one another, yet easily capable of being divided if desired, offering excellent flexibility for modern family life. To the front, the drawing room is a beautifully inviting space, centred around a log burner and a handsome bay window, perfectly suited to a large Christmas tree and festive gatherings. Adaptable and generously proportioned, it lends itself equally well to entertaining or quieter everyday use. To the rear, the cosy sitting room is lovely in the daytime and wonderfully comfortable and intimate in the evening, with an open fireplace, fitted bookcases, and French doors opening onto the terrace, seamlessly drawing the outside in.

The formal dining room, with its bay window seat and feature fireplace, offers a more intimate setting, equally suited to long, relaxed dinners or quieter moments overlooking the front of the house.

To the rear, the homely, country style kitchen/breakfast room forms the natural heart of daily life. With wide original floorboards underfoot, an Aga at its centre, bespoke cabinetry, a larder and a freestanding island for gathering, it has an easy, welcoming feel.

To the rear, French doors open onto a balcony, an ideal spot for morning coffee or an evening drink, taking in elevated views over the garden and the Wealden countryside beyond. Stairs lead from the kitchen to the lower ground floor.

The lower ground floor introduces a more relaxed and versatile layer of living, with a character all of its own. A cosy family room opens onto a small terrace, with steps rising gently into the garden, creating an ideal retreat for children, guests or informal evenings spent watching films. Alongside, a guest bedroom with its own bathroom offers a comfortable and private haven. Thoughtfully arranged, this level also lends itself particularly well to those seeking a degree of dual occupancy, whether for extended family, visiting guests or independent living, providing a sense of separation without losing connection to the main house.

Upstairs, the first floor is arranged for rest and retreat. The principal suite, with its dressing room and en suite, feels quietly removed, while three further bedrooms, each with their own outlook and character, are served by a family bathroom and separate shower room.

From the first floor landing, stairs in the tower lead down to a separate utility / laundry room with direct access to the driveway, keeping day-to-day living neatly organised and out of sight.

To the second floor, set within the tower, a good size bedroom and study space can be found. From this elevated position, the views are already exceptional, with far-reaching outlooks across the surrounding Kent countryside, but it is on the top of the tower that the incredible views are truly revealed.

From the second-floor landing, a discreet door opens to a hidden external staircase, a rather unexpected and almost secret feature of the house. This rises from the tower to its rooftop, a rare vantage point where the landscape opens out in every direction, delivering extraordinary views and a profound sense of height, stillness and escape within the heart of the town, only rivalled by St Mildred's church tower.







The Gardens The walled gardens at The Tower House are one of its biggest surprises, a hidden world of space and tranquillity in the heart of the town. Enclosed and beautifully private, they unfold with a real sense of seclusion and discovery, offering a rare escape. Lovingly maintained, the garden has a mature and established feel, with structure and softness provided by a selection of specimen trees, including an ancient mulberry, medlar, silver birch and ginkgo biloba. Seasonal planting, wisteria, roses and layered borders bring colour, scent and movement throughout the year, creating a garden that feels both lived in and carefully composed.

Discreetly placed within the grounds are a pretty summerhouse and an Edwardian greenhouse, both adding charm and practical enjoyment to the outdoor space. A kitchen garden at the lower end sits in a sunny position, offering excellent potential for growing fruit, vegetables or cut flowers, and adding a practical and rewarding element to the setting.

Garage / Studio & Parking At the bottom of the garden, a timber outbuilding currently provides garaging, storage and rooms above, offering clear scope for a variety of future uses, subject to the necessary consents. Importantly, this building also benefits from its own sense of separation, with independent access, its own garden space and dedicated parking, making it particularly well suited to use as an annexe or even a self-contained dwelling, if required and subject to planning.

In addition, the property benefits from two further designated off-street parking spaces (four in total including garage), accessed via electric gates and a private shared driveway, an exceptional advantage in such a central location.

Services Mains: water, electricity, gas and drainage. EPC: exempt. Local Authority: Ashford Borough Council. Council Tax band: G
Location Finder what3words: ///winds.baked.pelting

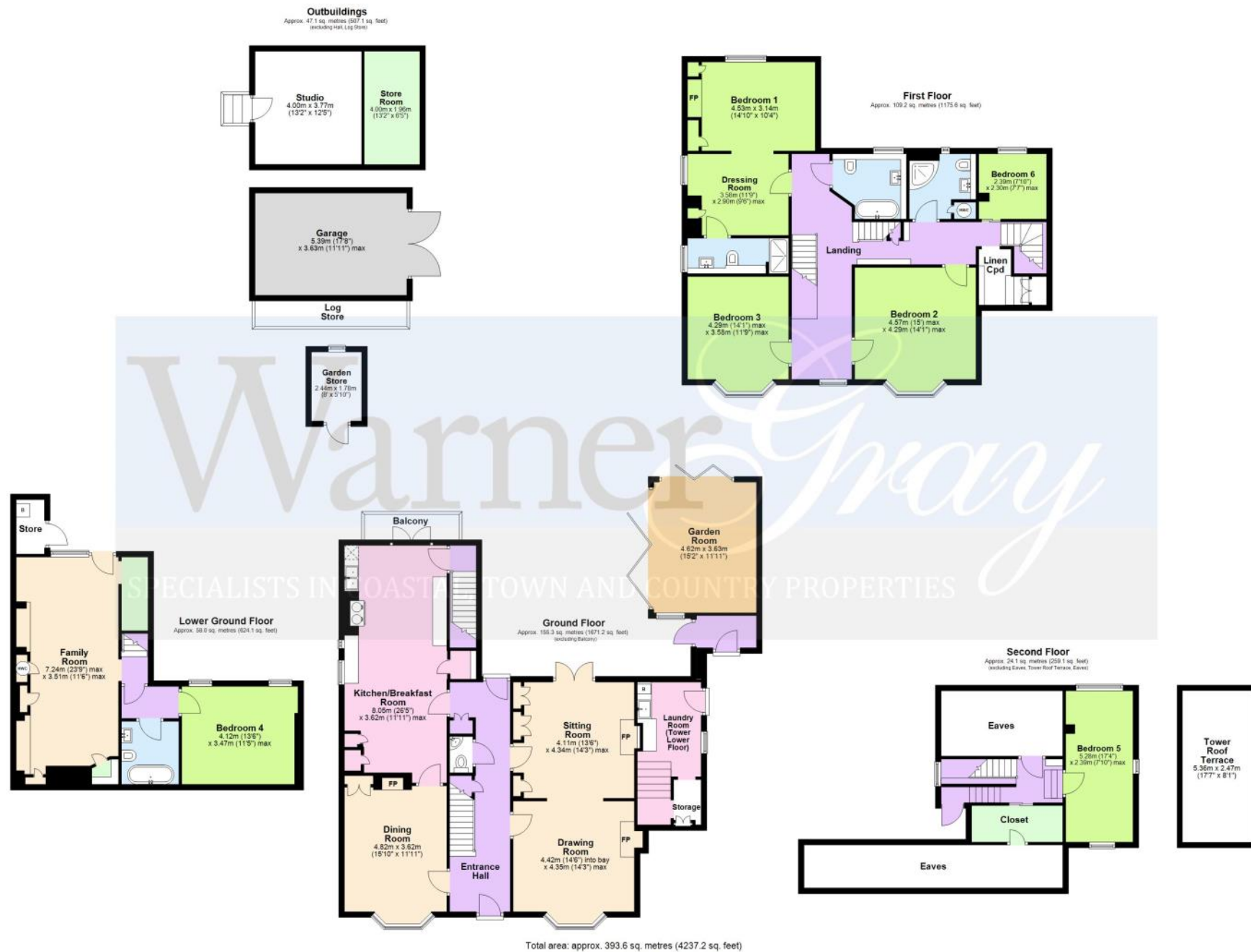
Situation : This unique house enjoys a highly sought-after position just a few minutes walk from the historic High Street, renowned for its charming, boutique atmosphere, boasting a distinctive collection of independent shops, artisan cafés, and unique eateries, creating a vibrant and welcoming community. The Kent and East Sussex steam railway and Chapel Down Vineyard are also just a short distance away. Tenterden provides an excellent range of educational facilities, all within easy walking distance, and the property falls within the catchment area for Ashford Grammar Schools.

Transport connections are good, with Headcorn Station (9 miles) offering services to London in around one hour and Ashford International (13 miles) delivering high speed rail services to London St Pancras in about 37 minutes. The town is also served by bus routes to nearby towns and villages.

Viewing by appointment through WarnerGray 01580 766044
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