



Campestre,
Ashford Road, St Michaels, Tenterden, Kent TN30 6EJ

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Guide Price : £799,950**

Attractive detached 5 double bedroom family home in St Michaels, offering over 2,100 sq ft of versatile accommodation, a large private garden, integral double garage, parking and potential to extend.

Situated within easy walking distance of the centre of St Michaels and just over a mile from the heart of Tenterden, this attractive detached family home offers a particularly appealing combination of space, convenience and potential. Offering just over 2,300 square feet of flexible accommodation, with five double bedrooms, the house provides generous proportions and plenty of scope to make it your own.

The property is set behind a mature hedge and gated driveway with parking for several vehicles and an integral double garage, while to the rear is a surprisingly large, private and very beautiful terraced garden. With its generous proportions and excellent outdoor space, there is plenty here for family life. There is also potential to extend the house to the rear, subject to the necessary planning consents.

Whether enjoyed immediately or gradually personalised to reflect your own style, this is a versatile home in a highly convenient village setting, with the amenities and character of St Michael's and Tenterden close at hand.

Situation: Campestre enjoys a highly convenient location, just a short walk from the centre of St Michaels with its excellent range of everyday amenities, including a post office and convenience store, hardware shop, garage, hairdressers, takeaway, hotel with leisure facilities and spa, and renowned farm shop. The historic High Street of Tenterden is just over a mile away, offering an extensive choice of shopping, cafés, restaurants and other amenities. The area is particularly well suited to families, with a number of well-regarded schools within walking distance, while the property also falls within the catchment area for the Ashford Grammar Schools, Norton Knatchbull and Highworth.

For commuters, Headcorn Station (7.6 miles) provides services to London in around an hour, while Ashford International (11 miles) offers high-speed trains to London St Pancras in approximately 37 minutes. St Michael's is also well served by regular bus services connecting with surrounding villages and nearby towns.



Accommodation An enclosed porch opens into a welcoming and well proportioned entrance hall. With built-in storage and a turned staircase rising to the first floor, it provides a practical and spacious introduction to the accommodation.

At the front of the house, the comfortable sitting room provides a relaxing retreat, centred around a fireplace with an inset electric fire. At the opposite end of the house is a cosy study/snug, offering a versatile additional space that could work equally well as a home office, reading room or quiet family space.

The kitchen is positioned to the rear of the house, where views over the beautiful garden provide an attractive outlook. It is fitted with a good range of units and integrated appliances, with a practical utility/boot room adjoining. A cloakroom is conveniently positioned at the far end.

Next to the kitchen is the dining room, a generous and sociable space with two sets of sliding patio doors. One opens directly onto the rear terrace, while the other leads into the conservatory. Together, these rooms provide a flexible arrangement for both everyday family life and entertaining, with plenty of natural light and a strong connection to the outside.

From the entrance hall, the turned staircase leads to the first floor, where the accommodation continues with five generous double bedrooms. The principal bedroom is particularly well appointed, with extensive built-in storage and a generous en-suite bathroom incorporating a separate shower. A dressing room provides an additional layer of flexibility, with yet more built-in storage.

Four further double bedrooms provide excellent space for family and guests, with the remaining bedrooms served by a well appointed family bathroom.

Outside

Campestre is approached over a driveway which provides parking for several vehicles as well as direct access to the integral double garage. At the end of the drive, an attractive gravel garden gives an early indication of the care and attention that has gone into the landscaping, while also offering a glimpse of what lies beyond.

The rear garden is something of a surprise and one of the property's real highlights. Extending a considerable distance behind the house, it has been thoughtfully arranged in gently tiered terraces, creating a series of distinct areas for sitting, dining and relaxing. Lawned spaces and well established planted borders bring a good balance of greenery and colour, while mature trees provide a wonderful sense of privacy and seclusion. Its generous size also provides an exciting opportunity for the new owners to consider extending the house further to the rear, subject to the necessary planning consents, while still retaining a substantial garden.

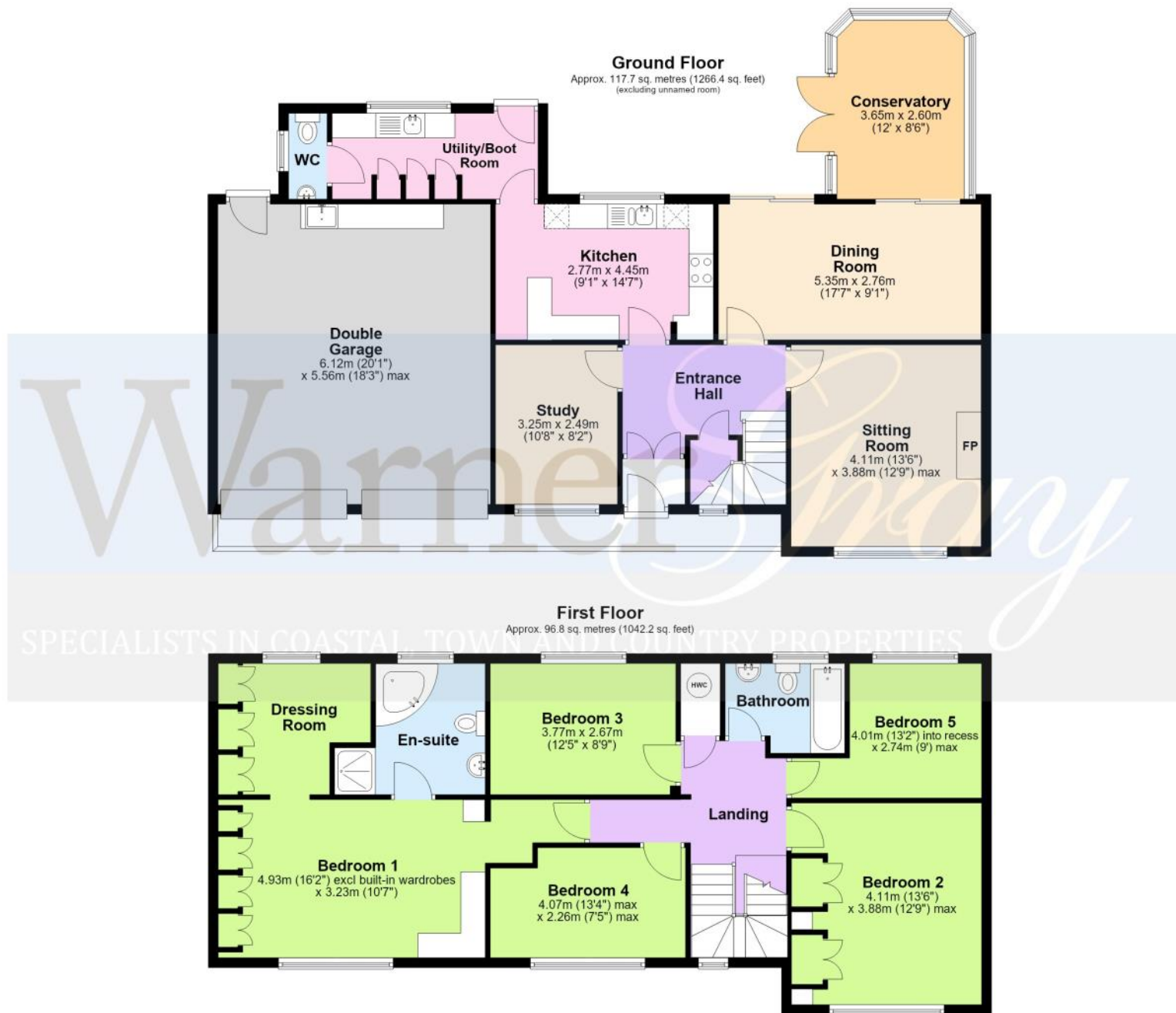
Services

Mains: water, electricity, gas and drainage. EPC Rating: tba.

Local Authority: Ashford Borough Council. Council Tax Band: F.

Location Finder: what3words: ///smooth.chair.occur





Total area: approx. 214.5 sq. metres (2308.6 sq. feet)

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