
Warner Gray
Flat 2, Craythorne House
Beacon Oak Road, Tenterden, Kent TN30 6RX

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Offers in excess £329,995

A stunning, most elegant 2 bedroom / 2 bathroom duplex apartment with versatile and surprisingly spacious accommodation, en-bloc garage and private garden, enjoying a most favoured position within walking distance of the sought after High Street of Tenterden and the many local amenities on offer.

This very attractive Grade II Listed two storey property forms part of a notable late 18th Century town house which is now home to five private residences, each unique in their layout and design.

On entering, you are immediately struck by the apartment's stylish elegance, and as you explore further, you find a "wow" around every corner. The high ceiling, character features and light in the main reception room, beautiful country style kitchen, high spec bathrooms and luxury principal bedroom suite all combine to offer something really special.

Although all of the many amenities in this thriving town are within walking distance, there is a single en-bloc garage where you can keep a car for exploration of the glorious surrounding countryside, villages and coast, which is only a short drive away. This property also benefits from a private garden area with shed. Whilst this property makes a wonderful permanent home, it would also make an ideal second home or "lock up and leave" property.

Viewing is highly recommended to appreciate all this unique apartment has to offer.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD
Tel.01580 766044 email: info@warnergray.co.uk







SITUATION:

The property is in a prime location just a short walk from the picturesque High Street of Tenterden, boasting a beautiful tree lined avenue, an abundance of historic buildings and a comprehensive range of national shopping names, leisure and health facilities. Tenterden is also home to the Kent & East Sussex Railway with steam trains running to nearby Bodiam Castle.

There is a wide range of excellent state / independent schools including well regarded primary, junior and secondary schools in the town, all within walking distance. Headcorn Station offers services to London taking about an hour and Ashford International has the high speed service to St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

COMMUNAL ENTRANCE HALL The main entrance to the building as a whole leads into a communal hall which gives access to apartments 1, 2, 3 and 4.

HALLWAY The entrance door to the flat leads into a small lobby area which in turn gives access to the main reception areas and an inner hallway which leads to the second bedroom and bathroom. Metal spiral staircase to lower ground floor

SITTING ROOM / DINING ROOM 18'3 x 18'3. This stunning, light room, with its beautiful open fireplace, high ceiling, cornicing and large bay window to the front giving views over the garden, is currently set up as a sitting room cum dining room. Its spacious dimensions mean that there is plenty of space for its dual purpose and would also support a study area too if desired.

KITCHEN / BREAKFAST ROOM 14'7 x 13'8. Handily situated next to the main living room is the kitchen / breakfast room which is both beautiful and functional. Cream country style units, both base and wall, and a wood floor give this room a warm feel. Space for a small table and chairs if desired. Granite worktops with one and a half bowl sink. Integrated dishwasher and washing machine. Rangemaster oven, fridge/freezer and tumble dryer by separate negotiation.

The INNER HALLWAY leads through to the second bedroom and bathroom. Large useful overhead storage cupboard and cupboard housing electric circuit box.

BEDROOM 2 13'6 x 9'0. This pretty double bedroom is tucked away, but handily next to the main bathroom. Window to side.

BATHROOM The stylish bathroom has a modern country feel and comprises: bath with mixer tap and large head shower over; countertop basin with storage cupboard below; back to wall WC unit; under floor heating and electric radiator.

LOWER GROUND FLOOR A metal spiral staircase leads down to the lower ground floor where a small lobby area gives access to the principal bedroom and dressing room.

PRINCIPAL BEDROOM 16'10 x 15'4. This room really does have the "wow" factor. With its bank of bespoke fitted wardrobes and luxury en-suite, it has the feel of a hotel suite and is the perfect place to relax at the end of the day. Painted panelling to walls. Glazed french doors to side.

EN-SUITE The striking high spec en-suite is something of a sanctuary and comprises: walk-in shower with pump; vanity unit with counter top stone basin and storage below; back to wall WC and traditional style radiator / heated towel rail. Under floor heating. Door to dressing room.

DRESSING ROOM 11'7 x 8'4. Currently set up as a spare bedroom with built-in Captain's bed, this room could serve a number of different functions including as a dressing room, box room or study. NB: There is no openable window to this room.

OUTSIDE: Directly to the front of the apartment is a pretty garden area with shed which we understand is owned by and is for the sole use of this property. A path leads round the side to a com-munal area where the wheelie bins for the building are kept. Beyond that is an access that leads to the single en-bloc garage. We understand that this area, which also gives vehicular access to the garage, is not owned by Craythorne House, but residents have a right of access and turning over it at all times.

SERVICES Mains: water, electric, gas and drainage. EPC: D. Local Authority: Ashford Borough Council. LOCATION FINDER what3words: triangles.bands.oppose

Charge : The monthly payment made by each flat is £50. The Lease (which includes a shared if the Freehold) is 999 years starting from the 24th of June 1974.



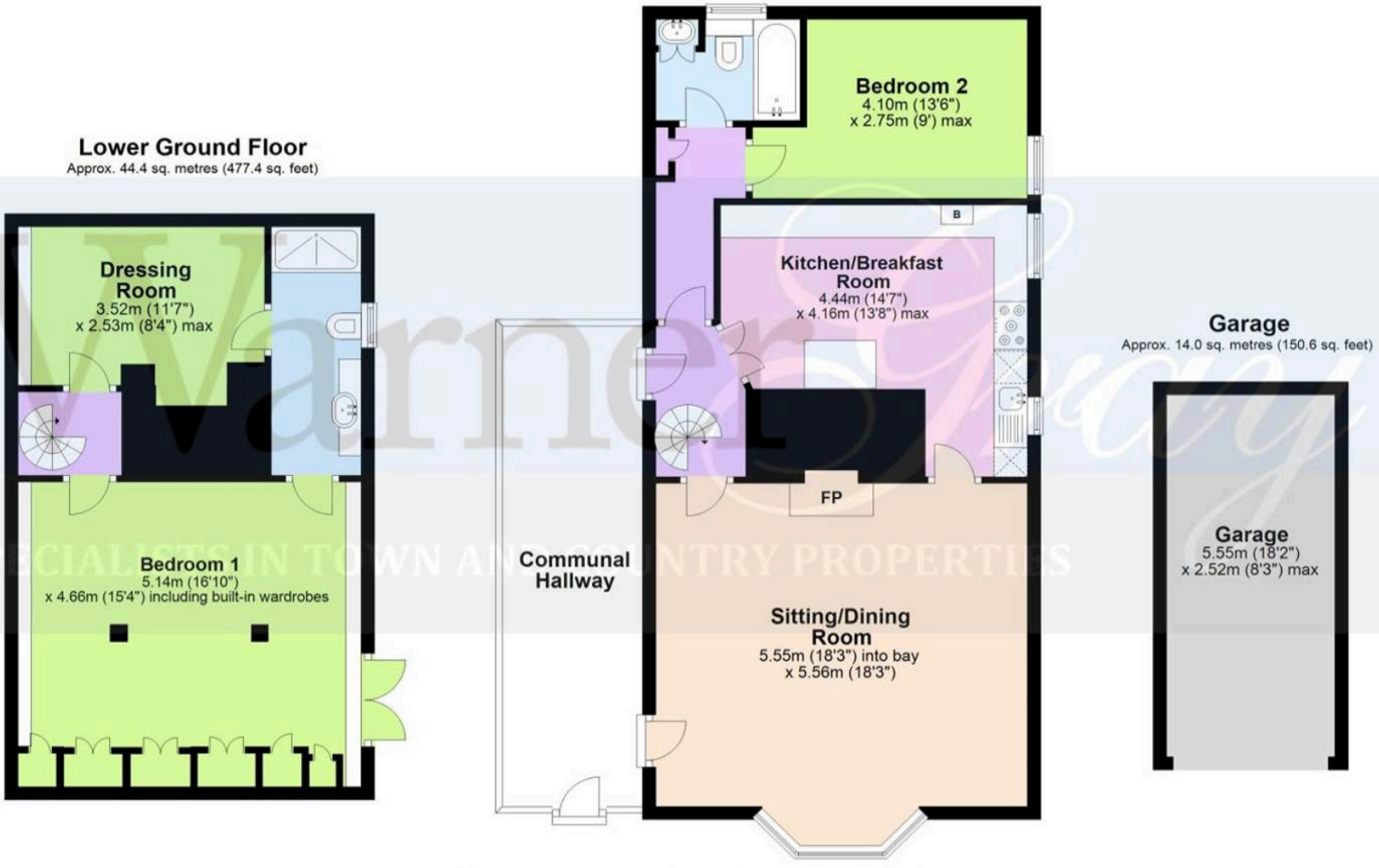






Ground Floor
Approx. 67.2 sq. metres (723.9 sq. feet)

Lower Ground Floor
Approx. 44.4 sq. metres (477.4 sq. feet)



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Total area: approx. 125.6 sq. metres (1351.9 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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